

Missouri Department of Economic Development



2004 Annual Report
**Tax Increment
Financing in Missouri**



2004 Annual Report
Tax Increment Financing Projects in Missouri
February 1, 2005

All information is obtained from reports submitted by the authorizing municipalities. The Department of Economic Development does not endorse the accuracy of the information submitted.

1. Number of Projects Reporting: 210

(a) "Blighted" designation:	123 projects
(b) "Conservation Area" designation:	48 projects
(c) "Economic Development Area" designation:	16 projects
(d) "Blighted and Conservation Area" designation:	1 project
(e) "Blighted and Economic Development Area designation:	9 projects
(f) "Conservation Area and Economic Development Area" designation:	1 project
(g) "Blighted, Conservation Area, Economic Development Area" designation:	5 projects

2. Number of different Municipalities: 53

- (a) Cities: 49
- (b) Counties: 3
- (c) Towns: 1

3. Number of New Jobs:

- (a) 104,967 estimated
- (b) 52,515 created

4. Number of Retained Jobs:

- (a) 37,977 estimated
- (b) 27,625 retained

5. Total PILOTS and EATs received since inception: \$ 356,002,204.46

6. Total TIF Increments used for eligible project costs:

Since Inception:	\$ 2,045,891,320.15
Report Period Only:	\$ 209,984,419.56

7. TIF Increments used for Eligible project costs:

(a) Public Infrastructure:

Since Inception:	\$ 432,460,596.30
Report Period:	\$ 26,407,062.75

(b) Site Development:

Since Inception:	\$ 732,376,006.37
Report Period:	\$ 33,260,622.46

(c) Rehabilitation of Existing Buildings

Since Inception	\$ 346,572,492.06
Report Period:	\$ 62,539,285.85

(d) Acquisition of Land or Buildings:

Since Inception:	\$ 144,255,925.00
Report Period:	\$ 49,114,115.33

(e) Other (includes professional fees, financing costs, leasing fees, landscaping fees, planning and others not listed above):

Since Inception:	\$ 390,226,300.42
Report Period:	\$ 38,663,333.17

8. Original Assessed Real Property Value of Project:	\$ 416,286,447.00
---	--------------------------

9. Assessed Real Property Value at end of reporting period:	\$ 530,395,870.91
--	--------------------------

City of Ballwin

Ballwin Town Center TIF Redevelopment Plan

Contact Agency: City of Ballwin
Contact Phone: (636) 227-8580
Developer(s): DLC Management - New York
Senate District: 2
House District: 88
Original Date Plan/Project Approved: 10/11/1999
Plan Description:

Plan/Project Fully-Operational
Area Type: Conservation, Economic Development
But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: Actual to Date: 455
Number of Retained Jobs:
Projected: Actual to Date:

City of Ballwin
Ballwin Town Center TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$133,776.00 As of:

Payments in Lieu of Taxes:

Total received since inception: \$919,103.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,791,644.00 Amount on Hand: \$133,776.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$13,665,000.00

Status: Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

City of Belton

Belton Town Centre TIF Plan

Contact Agency: City of Belton
Contact Phone: (816) 331-4331
Developer(s): D.J. Christie, Inc.
Senate District: 31
House District: 123
Original Date Plan/Project Approved:
Plan Description:
See Exhibit 3

10/23/2001

Plan/Project Fully Operational
Area Type: Blight, Economic Development
But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project. Lack of development at project site.

Number of New Jobs:

Projected: 525

Actual to Date: N/A

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Belton
Belton Town Centre TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$135,176.69 As of: 3/31/2004

Payments in Lieu of Taxes:
Total received since inception: \$116,272.18 Amount on Hand: \$0.00

Economic Activity Taxes:
Total received since inception: \$849,560.87 Amount on Hand: \$135,176.69

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$15,046,625.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other: non-specific - Target	\$3,000,000.00
Other: non-specific - Home Depot	\$4,000,000.00
Other: non-specific - D.J. Christie, Inc.	\$3,518,520.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Total Anticipated TIF Reimbursable Project	\$0.00

Anticipated TOTAL Project Costs: \$25,656,145.00

Status: Financing Method: TIF Bond
Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23

City of Belton

Mullen Square Redevelopment Plan

Contact Agency: City of Belton

Contact Phone: (816) 331-4331

Developer(s):

Senate District: 31

House District: 123

Original Date Plan/Project Approved:

8/8/1995

Plan Description:

See Exhibit A - Map

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 0

Actual to Date: 387

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Belton
Mullen Square Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 3/31/2004

Payments in Lieu of Taxes:

Total received since inception: \$868,274.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,654,995.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,975,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$2,975,000.00

Status: Financing Method:

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 10

City of Bethany

Northwest Interstate TIF Plan

Contact Agency: City of Bethany

Contact Phone: (660) 425-3511

Developer(s):

Senate District: 12

House District: 3

Original Date Plan/Project Approved:

12/19/2001

Plan Description:

Construct public improvements in two phases: Street, water, sewer, electric and gas services.

Plan/Project Under Construction

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of Bethany

Northwest Interstate TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$26,048.28 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$8,524.59 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$614,465.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$136,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$750,465.00

Anticipated TOTAL Project Costs: \$750,465.00

Status: Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement:

City of Bethany

West Interstate Area Addition - South District

Contact Agency: City of Bethany

Contact Phone: (660) 425-3511

Developer(s):

Senate District: 12

House District: 3

Original Date Plan/Project Approved:

11/21/1994

Plan Description:

Development of public infrastructure on the south side of US Hwy 136, west of Interstate 35 which includes but is not limited to, streets, gas, water, sewer, and electrical systems.

Plan/Project Under Construction

Area Type: Blight, Economic Development

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of Bethany
West Interstate Area Addition - South District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of:

Payments in Lieu of Taxes:
Total received since inception: \$84,898.09 Amount on Hand: \$0.00

Economic Activity Taxes:
Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$670,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$670,000.00

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method: pay-as-you-go
Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement:

City of Bonne Terre

Highway 47/67 TIF District Redevelopment

Contact Agency: City of Bonne Terre

Contact Phone: (573) 358-2254

Developer(s): The Orchard LC

Senate District: 20

House District: 107

Original Date Plan/Project Approved:

7/14/1998

Plan Description:

Each area includes water & sewer extensions, streets, curbs & gutters and environmental cleanup.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 500

Actual to Date: 85

Number of Retained Jobs:

Projected:

Actual to Date:

Highway 47/67 TIF District Redevelopment

Current Amount of Revenue in Special Allocation Fund: \$3,083.50 As of: 9/30/2004

Total received since inception: \$49,633.00 Amount on Hand: \$0.00

Total recieved since inception: \$107,852.00 Amount on Hand: \$3,083.50

Public Infrastructure/Site Development Costs:	\$9,975,000.00
---	----------------

Project Implementation Costs:	\$60,000.00
-------------------------------	-------------

Other: Contingency	\$750,000.00
--------------------	--------------

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project	\$11,710,000.00
--	-----------------

Anticipated TOTAL Project Costs: \$41,893,792.00

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

City of Boonville

Southwestern Quadrant Economic Development Area

Contact Agency: City of Boonville

Contact Phone: (660) 882-2332

Developer(s): Lemone/Smith Development Company

Senate District: 6

House District: 117

Original Date Plan/Project Approved:

2/20/1998

Plan Description:

The city is pursuing growth in the area through public improvements, new frontage road, new water tower, new water lines, sewer lines and storm water mitigation. These improvements are serving the public through increased private development and job growth resulting from improvements.

Plan/Project Fully-Operational, Under Construction

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of Boonville
Southwestern Quadrant Economic Development Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,468.57 As of: 10/31/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method: Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of Bridgeton

Wellston Heights Redevelopment Area

Contact Agency: City of Bridgeton

Contact Phone: (314) 739-7500

Developer(s): Home Depot

Senate District: 7, 14

House District: 76, 78

Original Date Plan/Project Approved:

10/5/1997

Plan Description:

27 acres, zoned commercial. New major retail use anchored by Home Depot -- 130,000 sq ft with additional retail space of 83,000 sq ft. Program will eliminate social liability conditions, prevent recurrence of blighting conditions, enhance tax base of the city, enhance tax base of other taxing districts, stimulate rehabilitation development, expand job creation, and a stable tax revenue base.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions. Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 220

Actual to Date: 220

Number of Retained Jobs:

Projected: 220

Actual to Date: 220

City of Bridgeton

Wellston Heights Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$1,053,296.30 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,555,718.88 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$37,000,000.00

Status: Financing Method: pay-as-you-go, TIF Notes

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 15

City of Cabool

Cabool Tax Increment Financing Redevelopment Proposal

Contact Agency: City of Cabool

Contact Phone: (417) 962-3136

Developer(s):

Senate District: 33

House District: 147

Original Date Plan/Project Approved:

6/21/1993

Plan Description:

The Cabool plan is instrumental in the creation of economic activity in the depressed central business district. The plan places all the risk on the developer to invest and recover based upon their retail performance. The plan reallocates taxes based upon new job creation. Sales taxes are allocated at 50% and city property at 100%. County, school, and library taxes are not affected by the plan.

Plan/Project Fully-Operational

Area Type: Blight, Conservation, Economic Development

But for Determination:

Project located in a highly distressed local economy that is struggling to survive amidst competition from retail giants in surrounding communities.

Number of New Jobs:

Projected: 100

Actual to Date: 60

Number of Retained Jobs:

Projected: 25

Actual to Date: 31

City of Cabool
Cabool Tax Increment Financing Redevelopment Proposal

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$6,132.84 As of:

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$46,007.00 Amount on Hand: \$6,132.84

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

City of Cameron

Crossroads TIF Plan

Contact Agency: City of Cameron

Contact Phone: (816) 632-2177

Developer(s):

Senate District:

House District:

Original Date Plan/Project Approved:

Plan Description:

Plan/Project

Area Type:

But for Determination:

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of Cameron
Crossroads TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$461,286.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,356,311.00 Amount on Hand: \$5,733.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of Carthage

Precious Moments TIF Project

Contact Agency: City of Carthage
Contact Phone: (417) 358-2373
Developer(s): Precious Moments
Senate District: 32
House District: 126

Original Date Plan/Project Approved:

12/12/1995

Plan Description:

The plan calls for the redevelopment and rehabilitation of existing structures and the new construction of tourism commercial businesses and highway retail businesses, together with parking and appurtenance, as well as all necessary utilities and street improvements. Installation, repair, construction and relocation of streets and utilities.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 265

Actual to Date: 0

Number of Retained Jobs:

Projected: 35

Actual to Date: 35

City of Carthage
Precious Moments TIF Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$411,399.41 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$451,054.41 Amount on Hand: \$411,399.41

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$2,350,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other: Legal, Engineer, Contingency	\$350,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$2,700,000.00

Anticipated TOTAL Project Costs: \$30,000,000.00

Status: Financing Method:

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

City of Chesterfield

Chesterfield Valley TIF District Redevelopment Plan

Contact Agency: City of Chesterfield

Contact Phone: (636) 537-4726

Developer(s):

Senate District: 26

House District: 89

Original Date Plan/Project Approved:

10/17/1994

Plan Description:

See Chesterfield Valley TIF Redevelopment Plan dated August 19, 1994, prepared by Development Strategies, Inc, and provided in past years.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Other: Disaster Recovery.

Number of New Jobs:

Projected:

Actual to Date:

13500

Number of Retained Jobs:

Projected:

Actual to Date:

1895

City of Chesterfield
Chesterfield Valley TIF District Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2003

Payments in Lieu of Taxes:

Total received since inception: \$27,507,035.13 Amount on Hand: \$1,856,779.70

Economic Activity Taxes:

Total received since inception: \$13,751,311.34 Amount on Hand: \$1,050,356.01

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$72,507,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$72,507,000.00

Status: Financing Method: pay-as-you-go, TIF Notes, TIF Bond

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 13

City of Crestwood

Crestwood Point

Contact Agency: City of Crestwood
Contact Phone: (314) 729-4718
Developer(s): THF Crestwood Point Development, LLC
Senate District: 1
House District: 94, 95
Original Date Plan/Project Approved: 12/28/1998
Plan Description:
Redevelop a deteriorated commercial strip with an 88,000 sq ft Kohl's Department Store.

Plan/Project Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 145

Actual to Date: 122

Number of Retained Jobs:

Projected:

Actual to Date:

City of Crestwood
Crestwood Point

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$184,656.82 As of: 12/31/2004

Payments in Lieu of Taxes:

 Total received since inception: \$3,261.21 Amount on Hand: \$3,261.21

Economic Activity Taxes:

 Total received since inception: \$181,295.61 Amount on Hand: \$181,295.61

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$325,000.00
Property Acquisition and Relocation Costs:	\$1,100,000.00
Project Implementation Costs:	\$260,000.00
Other: Relocation Assistance	\$600,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$2,285,000.00

Anticipated TOTAL Project Costs: \$14,529,268.00

Status: Financing Method: TIF Notes

Original estimated number of years to retirement: 8

Current anticipated estimated number of years to retirement: 8

City of Crestwood

Watson Plaza

Contact Agency: City of Crestwood

Contact Phone: (314) 729-4718

Developer(s): G.J. Grewe, Inc.

Senate District: 1

House District: 94, 95

Original Date Plan/Project Approved:

8/24/2004

Plan Description:

Renovation of existing site improvements associated with Watson Plaza Shopping Center, demolition of the former Tippins Building, construction of a new building on the former Tippin's outlot.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of Crestwood
Watson Plaza

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$750,000.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$250,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$2,000,000.00

Status: Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of Desloge

Highway 67 Tax Increment Financing District

Contact Agency: City of Desloge

Contact Phone: (573) 431-3700

Developer(s):

Senate District: 20

House District: 107

Original Date Plan/Project Approved:

4/28/1997

Plan Description:

The plan is to develop the commercial area and add needed improvements to the streets, storm water, curbing, guttering and extension of water and sewer lines.

Plan/Project Fully-Operational

Area Type:

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions, to construct adequate capacity to support the project and project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 210

Actual to Date:

Number of Retained Jobs:

Projected: 200

Actual to Date:

City of Desloge
Highway 67 Tax Increment Financing District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,403.00 As of:

Payments in Lieu of Taxes:

Total received since inception: \$403,839.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$635,661.00 Amount on Hand: \$8,403.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method: Pay-as-you-go, TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

City of Eureka

South I-44 Redevelopment Project

Contact Agency: City of Eureka

Contact Phone: (636) 938-5233

Developer(s):

Senate District: 26

House District: 89

Original Date Plan/Project Approved:

9/2/1997

Plan Description:

same as previous year

Plan/Project Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 1000-1500 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

City of Eureka
South I-44 Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$60,056.95 As of: 12/31/2003

Payments in Lieu of Taxes:

Total received since inception: \$15,981.34 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$41,753.14 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$37,670,000.00
Property Acquisition and Relocation Costs:	\$8,000,000.00
Project Implementation Costs:	\$400,000.00
Other: Public Safety Equipment	\$930,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$47,000,000.00

Anticipated TOTAL Project Costs: \$178,059,000.00

Status: Financing Method: TIF Bond, TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of Eureka

West Fifth Street Redevelopment Project

Contact Agency: same as previous year

Contact Phone:

Developer(s):

Senate District:

House District:

Original Date Plan/Project Approved:

Plan Description:

same as previous year

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:

Actual to Date:

No

Number of Retained Jobs:

Projected:

Actual to Date:

No

City of Eureka

West Fifth Street Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,130,064.78 As of: 12/31/2003

Payments in Lieu of Taxes:

Total received since inception: \$2,417,068.75 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,993,428.94 Amount on Hand: \$2,130,064.78

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,475,000.00

Property Acquisition and Relocation Costs: \$1,400,000.00

Project Implementation Costs: \$100,000.00

Other: project administration/project life \$100,000.00

Other: public safety equipment \$175,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$4,250,000.00

Anticipated TOTAL Project Costs: \$20,310,000.00

Status: Financing Method: pay-as-you-go, TIF notes, TIF bond

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 9

City of Excelsior Springs

Paradise Playhouse TIF

Contact Agency: City of Excelsior Springs

Contact Phone: (816) 630-0760

Developer(s):

Senate District: 17

House District: 36

Original Date Plan/Project Approved:

1/25/1999

Plan Description:

The developer built a dinner theater on a vacant piece of property.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of Excelsior Springs
Paradise Playhouse TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$619.00 As of: 9/30/2003

Payments in Lieu of Taxes:

Total received since inception: \$74,288.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$11,441.00 Amount on Hand: \$619.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method: Other

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of Excelsior Springs

Price Chopper TIF

Contact Agency: City of Excelsior Springs
Contact Phone: (816) 630-0760
Developer(s): Associated Wholesale Grocers
Senate District: 17
House District: 36

Original Date Plan/Project Approved:

6/20/1994

Plan Description:

Associated Wholesale Grocers constructed a new 60,000 square foot grocery store and parking lot with public improvements to existing highway 10 with realignment to improve traffic flow and safety.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	25	Actual to Date:	103
------------	----	-----------------	-----

Number of Retained Jobs:

Projected:	30	Actual to Date:	30
------------	----	-----------------	----

Price Chopper TIF

Current Amount of Revenue in Special Allocation Fund: \$316,223.00 As of: 9/30/2003

Total received since inception: \$670,840.00 Amount on Hand: \$91,318.00

Total recieved since inception: \$2,131,291.00 Amount on Hand: \$224,905.00

Public Infrastructure/Site Development Costs:	\$0.00
---	--------

Project Implementation Costs:	\$0.00
-------------------------------	--------

Other:	\$0.00
--------	--------

Other:	\$0.00
--------	--------

Other:	\$0.00
--------	--------

Other:	\$0.00
--------	--------

Total Anticipated TIF Reimbursable Project	\$0.00
--	--------

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method: TIF Bond

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement: 6

City of Excelsior Springs

Vintage TIF

Contact Agency: City of Excelsior Springs
Contact Phone: (816) 630-0760
Developer(s): CHAP Land Company, LLC
Senate District: 17
House District: 36

Original Date Plan/Project Approved:

5/6/2002

Plan Description:

Phase I - Installation of a traffic signal at the intersection of highway 69 and Vintage Drive and construction of acceleration/deceleration lanes in the same location. Phase II construction of Vintage Court and related storm sewers. Phase III - Extension of Vintage Drive and related storm sewers. Phase IV - Realignment of McCleary Road.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of Excelsior Springs
Vintage TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$21,890.00 As of: 9/30/2003

Payments in Lieu of Taxes:

 Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

 Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$0.00

 Property Acquisition and Relocation Costs: \$0.00

 Project Implementation Costs: \$0.00

 Other: \$0.00

 Other: \$0.00

 Other: \$0.00

 Other: \$0.00

 Other: \$0.00

 Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method: Other

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of Excelsior Springs

Wal-Mart/Elms TIF

Contact Agency: Multiple Developers

Contact Phone:

Developer(s):

Senate District: 17

House District: 36

Original Date Plan/Project Approved:

11/28/1994

Plan Description:

Phase 1 - Extension of a sewer line to the Wal-Mart site and highway intersection improvements. Phase 3A - included acquisition and disposition of property pursuant to private developers for several individual properties and historic renovation of the Elms Hotel. Phase 4 - included construction of sidewalks, public parking and improvements to storm sewers, water and sewer lines around the newly constructed dinner theater, Paradise Playhouse.

Plan/Project Fully-Operational

Area Type: Bight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 150

Actual to Date: 20

Number of Retained Jobs:

Projected: 200

Actual to Date: 200

City of Excelsior Springs

Wal-Mart/Elms TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$548,801.00 As of: 9/30/2003

Payments in Lieu of Taxes:

Total received since inception: \$1,234,087.00 Amount on Hand: \$305,639.00

Economic Activity Taxes:

Total received since inception: \$3,718,259.00 Amount on Hand: \$243,162.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of Fenton

Dierberg's Fenton Crossing Project

Contact Agency: City of Fenton

Contact Phone: (636) 343-2080

Developer(s): Sansone Group

Senate District: 15

House District: 95

Original Date Plan/Project Approved:

10/19/1998

Plan Description:

Redevelopment of the area to construct a retail shopping center.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 100

Actual to Date: 100

Number of Retained Jobs:

Projected:

Actual to Date:

City of Fenton
Dierberg's Fenton Crossing Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2003

Payments in Lieu of Taxes:

Total received since inception: \$765,793.00 Amount on Hand: \$24,589.00

Economic Activity Taxes:

Total recieved since inception: \$1,909,991.00 Amount on Hand: \$92,109.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$7,310,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$150,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$7,460,000.00

Anticipated TOTAL Project Costs: \$25,450,000.00

Status: Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

City of Fenton

Gravois Bluffs Redevelopment Project

Contact Agency: City of Fenton

Contact Phone: (636) 343-2080

Developer(s): G J Grewe, Inc.

Senate District: 15

House District: 95

Original Date Plan/Project Approved:

10/19/1998

Plan Description:

Retail, entertainment & office/warehouse development. This project will provide services not currently available in the Fenton area. Road improvements will decrease the stress on the interchange of Highways 30 and 141 as requested and approved by MODOT.

Plan/Project Fully-Operational

Area Type: Blight, Conservation, Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 2050

Actual to Date: 2050

Number of Retained Jobs:

Projected: 300

Actual to Date: 300

City of Fenton
Gravois Bluffs Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2003

Payments in Lieu of Taxes:

Total received since inception: \$4,090,378.00 Amount on Hand: \$1,109,614.00

Economic Activity Taxes:

Total recieved since inception: \$10,865,889.00 Amount on Hand: \$538,851.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$39,900,000.00
Property Acquisition and Relocation Costs:	\$100,000.00
Project Implementation Costs:	\$275,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$40,275,000.00

Anticipated TOTAL Project Costs: \$164,700,000.00

Status: Financing Method: TIF Bond, TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

City of Fulton

Second Amended and Restated Atkinson Road TIF Plan

Contact Agency: City of Fulton
Contact Phone: (573) 592-3111
Developer(s): Dollar General Corporation
Senate District: 16
House District: 20
Original Date Plan/Project Approved: 7/14/1998
Plan Description:
Construction of 1,200,000 sq ft warehouse and distribution center.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	300	Actual to Date:	689
------------	-----	-----------------	-----

Number of Retained Jobs:

Projected:	0	Actual to Date:	0
------------	---	-----------------	---

City of Fulton
Second Amended and Restated Atkinson Road TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,325.00 As of: 9/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$3,465,344.00 Amount on Hand: \$867,533.00

Economic Activity Taxes:

Total received since inception: \$86,090.00 Amount on Hand: \$3,453.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$2,954,340.00
Property Acquisition and Relocation Costs:	\$1,125,800.00
Project Implementation Costs:	\$257,590.00
Other: SIB Loan Interest	\$25,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$4,362,730.00

Anticipated TOTAL Project Costs: \$4,556,722.00

Status: Financing Method: pay-as-you-go, Special Obligation Bonds

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20

City of Fulton

Second Amended and Restated Fulton Public Improvement TIF

Contact Agency: City of Fulton
Contact Phone: (573) 592-3111
Developer(s): Fulton 54 Transportation Development Corporation
Senate District: 16
House District: 20
Original Date Plan/Project Approved: 12/30/1996

Plan Description:

This plan consists of an interchange at the intersection of Route HH and Highway 54, a connecting road from the interchange to William Woods Road, outer roadways along portions of Highway 54 with limited access, the elimination of the all-grade crossing at the intersection of Westminster Avenue & Highway 54 and other public improvements.

Plan/Project Fully-Operational

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
------------	---	-----------------	---

Number of Retained Jobs:

Projected:	0	Actual to Date:	0
------------	---	-----------------	---

City of Fulton

Second Amended and Restated Fulton Public Improvement TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,358.00 As of: 9/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$706,386.00 Amount on Hand: \$148,649.00

Economic Activity Taxes:

Total recieved since inception: \$74,864.00 Amount on Hand: \$4,654.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$107,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$235,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$342,000.00

Anticipated TOTAL Project Costs: \$342,000.00

Status: Financing Method: pay-as-you-go, Other

Original estimated number of years to retirement: 7

Current anticipated estimated number of years to retirement: 7

City of Grandview

Southwest Economic Development Area

Contact Agency: TIF Commission of the City of Grandview

Contact Phone: (816) 316-4820

Developer(s):

Senate District: 10

House District: 45

Original Date Plan/Project Approved:

1/10/1989

Plan Description:

This plan was developed to fund some of the cost of constructing needed collector and primary arterial streets, storm sewers and sanitary sewers necessary for this primarily industrial zoned area of Grandview to develop. Projects completed, under construction, or planned to date using TIF revenues include: Reconstruction of the west end of 140 Street (complete); demolition of Canterbury Village Apartments and nearby apartments to make way for the construction of new streets (complete); construction of the southerly extension of 15th Street and the construction of the 139th Street/140th Street project (complete); and the widening and reconstruction of the Botts road from 139th Street to south city limits (completed in 2004). Land use at time of plan was 67% vacant, 21.3% industrial/warehouse, 2% commercial, 3% residential, 5% streets, and miscellaneous.

Plan/Project Fully-Operational

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:

Actual to Date: 900

Number of Retained Jobs:

Projected:

Actual to Date: 100

City of Grandview
Southwest Economic Development Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$3,000,905.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,685,747.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$2,952,843.00

Anticipated TOTAL Project Costs: \$27,693,030.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of Hermann

Frene Creek TIF District

Contact Agency: City of Hermann

Contact Phone: (573) 486-5400

Developer(s):

Senate District: 16

House District: 112

Original Date Plan/Project Approved:

6/24/1996

Plan Description:

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Hermann
Frene Creek TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$170,436.92 As of: 6/30/2004

Payments in Lieu of Taxes:

 Total received since inception: \$245,154.09 Amount on Hand: \$68,174.77

Economic Activity Taxes:

 Total recieved since inception: \$367,980.47 Amount on Hand: \$102,262.15

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$733,174.76
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other: Admin/Int/Legal	\$47,698.54
Other: Engineering	\$86,973.88
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$868,847.21

Anticipated TOTAL Project Costs: \$972,091.28

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of Higginsville

1st Amended I-70 Interchange Plan of Higginsville MO Project

Contact Agency: City of Higginsville

Contact Phone: (660) 584-2106

Developer(s): Pilot Travel Centers LLC f/d/a/ Williams Travel Centers,

Senate District: 21

House District: 122

Original Date Plan/Project Approved:

6/7/1999

Plan Description:

The improvements will include the construction of a travel center, including the installation of gas and diesel pumps, terminals commercial space and approximately 180 parking spaces; demolition and reconstruction of gas station; extension of relocated water main; construction of an elevated water tank

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected: 40

Actual to Date: 40

Number of Retained Jobs:

Projected:

Actual to Date:

City of Higginsville
1st Amended I-70 Interchange Plan of Higginsville MO Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$337,940.08 As of:

Payments in Lieu of Taxes:
Total received since inception: \$241,300.52 Amount on Hand: \$241,300.52

Economic Activity Taxes:
Total received since inception: \$96,617.23 Amount on Hand: \$96,617.23

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$707,100.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$116,500.00
Other: elevated water tank	\$803,280.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$1,626,880.00

Anticipated TOTAL Project Costs: \$8,100,000.00

Status: Financing Method:

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

City of Higginsville

1st Amended I-70 Interchange Plan of Higginsville MO-Project

Contact Agency: City of Higginsville

Contact Phone: (660) 584-2106

Developer(s): Branson & Sons, Inc

Senate District: 21

House District: 122

Original Date Plan/Project Approved:

6/7/1999

Plan Description:

Construction of a convenience store with gasoline pumps

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected: 40

Actual to Date: 40

Number of Retained Jobs:

Projected:

Actual to Date:

City of Higginsville
1st Amended I-70 Interchange Plan of Higginsville MO-Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: (\$35.00) As of:

Payments in Lieu of Taxes:
Total received since inception: \$13,377.30 Amount on Hand: \$0.00

Economic Activity Taxes:
Total received since inception: \$13,080.38 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$195,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$69,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Total Anticipated TIF Reimbursable Project	\$264,000.00

Anticipated TOTAL Project Costs: \$1,226,000.00

Status: Financing Method:

Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

City of Hillsboro

North Highway 21 Redevelopment Area

Contact Agency: City of Hillsboro

Contact Phone: (636) 797-3334

Developer(s):

Senate District: 22

House District: 110

Original Date Plan/Project Approved:

7/20/1998

Plan Description:

TIF Plan was developed to provide sewerage for the land within the area of the TIF plan. Public benefits to provide sewerage service for the land within the area of the TIF plan. Public benefits to provide a central sewerage system for the 225 acres within the TIF area, and the employment opportunities for new businesses that will locate within the TIF area

Plan/Project Fully-Operational

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 30

Actual to Date: 45

Number of Retained Jobs:

Projected:

Actual to Date:

City of Hillsboro
North Highway 21 Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$71,510.00 As of:

Payments in Lieu of Taxes:
Total received since inception: \$102,844.00 Amount on Hand: \$0.00

Economic Activity Taxes:
Total received since inception: \$128,948.00 Amount on Hand: \$71,510.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$362,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Total Anticipated TIF Reimbursable Project	\$0.00

Anticipated TOTAL Project Costs: \$362,000.00

Status:	Financing Method:	TIF Notes
Original estimated number of years to retirement:	22	
Current anticipated estimated number of years to retirement:	22	

City of Independence

Bolger Square Tax Increment Financing Plan

Contact Agency: City of Independence

Contact Phone: (816) 325-7418

Developer(s): Ehrhardt Development Company

Senate District: 11

House District: 52

Original Date Plan/Project Approved:

5/19/1997

Plan Description:

The redevelopment project includes two retail anchor tenants, a series of small retail establishments and five out-lots resulting in 180,000 square feet of development. The final amended plan place one of the anchor tenants in a non-TIF area, thereby allowing the immediate availability of all tax revenues generated by the 100,000 square foot development. Other benefits of the development are improvements to Crackerneck Road to occur simultaneously with the construction of an adjacent (non-TIF) development, road improvements to Bolger Road and 39th Street including a traffic signal.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 600

Actual to Date:

Number of Retained Jobs:

Projected: 250

Actual to Date:

City of Independence
Bolger Square Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$1,759,028.00 Amount on Hand: \$181,169.00

Economic Activity Taxes:

Total received since inception: \$2,028,871.00 Amount on Hand: \$230,578.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$6,092,765.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$6,092,765.00

Anticipated TOTAL Project Costs: \$31,053,269.00

Status: Financing Method: pay-as-you-go, TIF Bond

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 10

City of Independence

Cornerstone Tax Increment Financing Plan

Contact Agency: City of Independence
Contact Phone: (816) 325-7418
Developer(s): CSI, LLC and Simon Property Group
Senate District: 11
House District: 54

Original Date Plan/Project Approved: 3/3/2003

Plan Description:

The Cornerstone TIF project includes 13 three-story buildings with a total of 420 apartment units. The development includes clubhouse, swimming pool, fitness center, Jacuzzi and covered parking. The flood plain area at the low end of the site will be left undeveloped along the border with the Little Blue Trace park. The overall density of the project is ten-units per acre. Additionally, the project will include a 7,000 square foot restaurant on then northern two-acres fronting 39th Street. The project proves storm drainage improvements, utility line improvements, wetland protection and access improvements along 39th Street. Additionally, the project will provide much needed quality multi-family housing, thus increasing viability for other projects, thus supporting the economic base and economic development strategy for the city.

Plan/Project Fully-Operational
Area Type: Blight, Economic Development
But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 26 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

City of Independence
Cornerstone Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,540,347.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$3,540,347.00

Anticipated TOTAL Project Costs: \$35,989,719.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 12

City of Independence

Eastland Center Tax Increment Financing and Redevelopment

Contact Agency: City of Independence

Contact Phone: (816) 325-7418

Developer(s): Eastland Center Associates, LLC

Senate District: 11

House District: 56

Original Date Plan/Project Approved:

1/3/2000

Plan Description:

The redevelopment project is a mixed use project consisting of big box retail, specialty shopping, restaurants, and hotel and office space

Plan/Project Fully-Operational, Under Construction

Area Type: Blight, Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 5000

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of Independence
Eastland Center Tax Increment Financing and Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$1,303,034.00 Amount on Hand: \$345,990.00

Economic Activity Taxes:

Total received since inception: \$3,227,967.00 Amount on Hand: \$847,079.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$35,962,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$425,000.00
Other: Professional Fees	\$3,961,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$40,348,000.00

Anticipated TOTAL Project Costs: \$254,002,000.00

Status: Financing Method: pay-as-you-go, TIF Bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 18

City of Independence

Golf Strategies Tax Increment Financing Plan (Drumm Farm)

Contact Agency: City of Independence

Contact Phone: (816) 325-7418

Developer(s): Golf Strategies, Inc.

Senate District: 11

House District: 52

Original Date Plan/Project Approved:

12/6/1999

Plan Description:

The redevelopment project encompasses 320 acres and includes a residential community of 145 single-family villas, an 18-hole golf course, clubhouse, and maintenance buildings. Adequate public facilities, utilities and street improvements will be constructed as the project is completed. The golf course and clubhouse will be open to the public and will provide an amenity to the city that will attract businesses, residents and visitors to the city. The project provides flood control improvements benefiting the surrounding areas.

Plan/Project Under Construction

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 100

Actual to Date:

Number of Retained Jobs:

Projected: 30

Actual to Date:

City of Independence
Golf Strategies Tax Increment Financing Plan (Drumm Farm)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$184,980.00 Amount on Hand: \$184,980.00

Economic Activity Taxes:

Total received since inception: \$30,887.00 Amount on Hand: \$30,887.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,832,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$3,982,000.00

Anticipated TOTAL Project Costs: \$39,218,000.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 18

City of Independence

Hartman Heritage Center Tax Increment Financing Plan

Contact Agency: City of Independence

Contact Phone: (816) 325-7418

Developer(s): Dial Realty Development Corporation

Senate District: 8

House District: 54

Original Date Plan/Project Approved:

5/18/1998

Plan Description:

The redevelopment project contains a combination hotel/convention center/restaurant with 200 guest rooms and 15,000 square feet of meeting space; a 270,000 square foot retail center and our parcel development for restaurants and office space.

Plan/Project Fully-Operational

Area Type: Blight, Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 378

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of Independence
Hartman Heritage Center Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$1,514,563.00 Amount on Hand: \$420,040.00

Economic Activity Taxes:

Total received since inception: \$635,200.00 Amount on Hand: \$206,885.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$21,876,000.00
Property Acquisition and Relocation Costs:	\$20,000.00
Project Implementation Costs:	\$285,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$22,181,000.00

Anticipated TOTAL Project Costs: \$113,026,000.00

Status: Financing Method: pay-as-you-go, TIF Bond

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 16

City of Independence

Hy-Vee Center Tax Increment Financing Plan

Contact Agency: City of Independence

Contact Phone: (816) 325-7418

Developer(s): Hy-Vee Corporation

Senate District: 11

House District: 52

Original Date Plan/Project Approved:

7/15/2002

Plan Description:

The redevelopment area encompasses approximately 10.23 acres including an 80,260 square foot Hy-Vee grocery store and 29,665 square feet of ancillary retail space. Public infrastructure improvements include a new signalized intersection on 40 Highway; alignment of 40 Highway and Noland Road intersection, widening and other improvements to 40 Highway, and new sanitary sewers, water lines, storm sewers and other public utilities.

Plan/Project Fully-Operational, Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of Independence
Hy-Vee Center Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$10,645.00 Amount on Hand: \$10,645.00

Economic Activity Taxes:

Total received since inception: \$32,350.00 Amount on Hand: \$32,350.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,489,168.00

Property Acquisition and Relocation Costs: \$783,583.00

Project Implementation Costs: \$100,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$3,372,751.00

Anticipated TOTAL Project Costs: \$7,716,273.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20

City of Independence

Mid-Town Truman Road Corridor Plan and Redevelopment

Contact Agency: City of Independence

Contact Phone: (816) 325-7418

Developer(s): Mid-Town Truman Road Corridor Redevelopment Corp

Senate District: 11

House District: 49

Original Date Plan/Project Approved:

10/12/1994

Plan Description:

The redevelopment plan purposes to preserve and enhance existing housing, encourage reinvestment and improvement in residential structures, reverse the trend of neighborhood decline and encourage commercial investment. The TIF funds a 353 Redevelopment Corporation and the implementation of the 353 Redevelopment Plan and tax abatement program. The project will eliminate blight in residential neighborhoods and enhance public safety and welfare by providing improvements and tax abatement through the 353 Corporation.

Plan/Project Fully-Operational

Area Type: Blight, Conservation, Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of Independence
Mid-Town Truman Road Corridor Plan and Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$3,181,501.00 Amount on Hand: \$659,794.00

Economic Activity Taxes:

Total received since inception: \$64,315.00 Amount on Hand: \$27,491.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$0.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other: Funding 353 Redevelopment Corp	\$8,380,910.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$8,380,910.00

Anticipated TOTAL Project Costs: \$80,810,850.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of Independence

Mount Washington Tax Increment Financing Plan

Contact Agency: City of Independence
Contact Phone: (816) 325-7418
Developer(s): Mount Washington Forever, LLC
Senate District: 11
House District: 51

Original Date Plan/Project Approved: 9/18/2000

Plan Description:

The plan includes the renovation of the Mount Washington Cemetery, improvements to adjacent public right-of-way, construction of a new mausoleum and chapel and funding for planning and implementing renovation of the nearby Fairmount Business District

Plan/Project Under Construction

Area Type: Conservation

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 31

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of Independence
Mount Washington Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:
Total received since inception: \$488.00 Amount on Hand: \$488.00

Economic Activity Taxes:
Total received since inception: \$65,206.00 Amount on Hand: \$11,666.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$1,096,856.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$185,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$200,000.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$1,481,856.00

Anticipated TOTAL Project Costs: \$8,722,700.00

Status: Financing Method: pay-as-you-go
Original estimated number of years to retirement: 16
Current anticipated estimated number of years to retirement: 16

City of Independence

Noland Road Auto Plaza Tax Increment Financing Plan

Contact Agency: City of Independence
Contact Phone: (816) 325-7418
Developer(s): T.E.N. Investments, Inc.
Senate District: 11
House District: 52

Original Date Plan/Project Approved:

12/16/2002

Plan Description:

The redevelopment project encompasses 14 acres of land to be redeveloped into three automobile dealerships, an auto service center and an auto repair facility. Portions of the project previously functioned as automobile dealerships and require updating to current automobile dealership standards. The Honda dealership was in jeopardy of relocating outside of the City of Independence should the existing facility not be replaced or upgraded to a suitable standard.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of Independence
Noland Road Auto Plaza Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$6,502.00 Amount on Hand: \$3,788.00

Economic Activity Taxes:

Total received since inception: \$56,766.00 Amount on Hand: \$59,480.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$437,000.00

Property Acquisition and Relocation Costs: \$1,247,500.00

Project Implementation Costs: \$180,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$1,865,000.00

Anticipated TOTAL Project Costs: \$13,281,380.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 8

Current anticipated estimated number of years to retirement: 8

City of Independence

North Independence Redevelopment Tax Increment Financing

Contact Agency: City of Independence
Contact Phone: (816) 325-7418
Developer(s): Limpus Properties, LLC
Senate District: 11
House District: 51

Original Date Plan/Project Approved:

5/15/2000

Plan Description:

The redevelopment project consists of the construction of a golf course, club house and maintenance buildings located on the above ground surface and construction of an underground industrial park

Plan/Project Fully-Operational
Area Type: Blight, Economic Development
But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 530

Actual to Date:

Number of Retained Jobs:

Projected: 530

Actual to Date:

City of Independence

North Independence Redevelopment Tax Increment Financing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$8.00 Amount on Hand: \$8.00

Economic Activity Taxes:

Total received since inception: \$49,705.00 Amount on Hand: \$22,490.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,583,410.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$376,500.00

Other: Traffic claming \$125,000.00

Other: Sch Crossing/Neighborhood Assn \$75,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$4,159,910.00

Anticipated TOTAL Project Costs: \$40,592,210.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 10

City of Independence

Recovery Sales Tax Increment Financing Plan

Contact Agency: City of Independence
Contact Phone: (816) 325-7418
Developer(s): Recovery Management Corporation
Senate District: 11
House District: 49

Original Date Plan/Project Approved: 12/2/1996

Plan Description:

The 47-acre development project includes new construction of approximately 670,000 square feet of retail, office and warehouse/industrial space. The project includes public infrastructure improvements to Noland Road, the extension of Lynn Court to Weatherford Road, a new street and rail crossing at 33rd Street, improvements to railroad crossings at the 35th Street and Osage Street intersection and ISTEA matching funds for the Noland Road landscape project adjacent to the site

Plan/Project Starting-Up

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of Independence
Recovery Sales Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$749,602.00 Amount on Hand: \$58,481.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,606,723.00

Property Acquisition and Relocation Costs: \$1,977,000.00

Project Implementation Costs: \$1,731,727.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$7,315,450.00

Anticipated TOTAL Project Costs: \$41,350,578.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 12

City of Independence

Santa Fe Trail Neighborhood Tax Increment Financing Plan

Contact Agency: City of Independence

Contact Phone: (816) 325-7418

Developer(s): McProperties, Inc.

Senate District: 11

House District: 52

Original Date Plan/Project Approved:

12/22/1997

Plan Description:

The retail development includes approximately 150,000 square feet, a limited number of high density residential units and associated public improvements to local streets and a state highway interchange

Plan/Project Starting-Up

Area Type: Blight, Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 250

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of Independence
Santa Fe Trail Neighborhood Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$308,382.00 Amount on Hand: \$290,854.00

Economic Activity Taxes:

Total received since inception: \$10,488.00 Amount on Hand: \$10,488.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$431,559.00
Property Acquisition and Relocation Costs:	\$5,859,735.00
Project Implementation Costs:	\$120,300.00
Other: Tax Abatement Program	\$210,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$7,500,000.00

Anticipated TOTAL Project Costs: \$25,567,017.00

Status: Financing Method: pay-as-you-go, TIF Bond

Original estimated number of years to retirement: 17

Current anticipated estimated number of years to retirement: 17

City of Independence

Sterling Village Tax Increment Financing Plan/Redevelopment

Contact Agency: City of Independence

Contact Phone: (816) 325-7418

Developer(s): Sterling Village Redevelopment Company, LLC

Senate District: 11

House District: 49

Original Date Plan/Project Approved:

7/6/1998

Plan Description:

The redevelopment project proposes to clear seven substandard residential structures and construct 50 new attached residential units in the form of two, three and four-unit buildings. Site amenities will include a club house, enhancements to the Rock Creek tributary which traverses the site, walking trails and open spaces

Plan/Project Inactive

Area Type: Blight, Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of Independence
Sterling Village Tax Increment Financing Plan/Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$4,416.00 Amount on Hand: \$4,422.00

Economic Activity Taxes:

Total received since inception: \$15.00 Amount on Hand: \$15.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$132,554.00

Property Acquisition and Relocation Costs: \$145,000.00

Project Implementation Costs: \$146,820.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$424,374.00

Anticipated TOTAL Project Costs: \$4,408,323.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of Joplin

North Park Crossing

Contact Agency: City of Joplin
Contact Phone: (417) 624-0820
Developer(s): North Park Crossing, L.C.
Senate District: 32
House District: 129

Original Date Plan/Project Approved:

4/5/2004

Plan Description:

The redevelopment of about 31.08 acres by removing old, dilapidated or inappropriate buildings and the construction of about 280,000 square feet of retail space in 11 phases.

Plan/Project Starting Up

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs. City required extraordinary architectural treatment of site and other amenities.

Number of New Jobs:

Projected: 700

Actual to Date:

Number of Retained Jobs:

Projected: 200

Actual to Date: 200

City of Joplin
North Park Crossing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of:

Payments in Lieu of Taxes:
Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:
Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$4,358,900.00
Property Acquisition and Relocation Costs:	\$1,450,000.00
Project Implementation Costs:	\$275,000.00
Other: Total Financing Cost	\$5,853,134.00
Other: Construction costs	\$3,712,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Total Anticipated TIF Reimbursable Project	\$15,649,034.00

Anticipated TOTAL Project Costs: \$60,167,947.00

Status: Financing Method: pay-as-you-go
Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23

City of Kansas City
10th and Troost TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s):

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

1/30/1987

Plan Description:

Construction of new office/warehouse facilities and the rehabilitation of existing buildings

Plan/Project Inactive

Area Type: Conservation

But for Determination:

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of Kansas City
10th and Troost TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$654.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$85,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$1,105,288.00

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement:

City of Kansas City

11th Street TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): 11st Street Corridor Red. Corporation
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 12/10/1992

Plan Description:

The 11th Street Corridor TIF Plan provides a mechanism to conserve and revitalize a historic section of the central business district. The Plan allows for the use of TIF revenues from the rehabilitation of historic buildings such the Poindexter, Centennial, Thayer Place and Fashionbilt buildings to finance the costs of parking garages necessary to address parking needs and thereby retain businesses in the downtown. In addition to encourage historic preservation and the construction of parking, the Plan provides that approximately 30% of the incremental economic activity taxes will be available to small businesses and property owners to undertake façade, parking and streetscape improvements.

Plan/Project Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	4626
------------	---	-----------------	------

Number of Retained Jobs:

Projected:	0	Actual to Date:	1143
------------	---	-----------------	------

City of Kansas City
11th Street TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,055,921.20 As of: 4/30/2004

Payments in Lieu of Taxes:

 Total received since inception: \$4,539,952.15 Amount on Hand: \$185,818.35

Economic Activity Taxes:

 Total received since inception: \$14,109,508.75 Amount on Hand: \$870,102.85

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$65,510,641.00
Property Acquisition and Relocation Costs:	\$3,627,999.00
Project Implementation Costs:	\$357,385.00
Other: Arch/Eng/Finance Fees	\$2,336,951.00
Other: Streetscape/Landscape	\$3,621,699.00
Other: Demolition/Environ Remediation	\$1,605,628.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$77,060,303.00

Anticipated TOTAL Project Costs: \$223,241,253.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

City of Kansas City

1200 Main/South Loop - Project 3a TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): President Hotel, L.C.

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

3/4/2004

Plan Description:

The 1200 Main/South Loop Tax Increment Financing Redevelopment Plan proposes to acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape, park development, residential development, retail development, as well as all necessary public infrastructure, appurtenances and utilities.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 2034

Actual to Date: 0

Number of Retained Jobs:

Projected: 1493

Actual to Date: 0

City of Kansas City
1200 Main/South Loop - Project 3a TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,477,185.00

Property Acquisition and Relocation Costs: \$2,550,000.00

Project Implementation Costs: \$0.00

Other: Environmental \$472,815.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$14,500,000.00

Anticipated TOTAL Project Costs: \$44,097,627.00

Status: Financing Method: TIF Bond, Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of Kansas City

1200 Main/South Loop - Project 4 TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): Copaken White and Blitt

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

3/4/2004

Plan Description:

The 1200 Main/South Loop Tax Increment Financing Redevelopment Plan proposes to acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape, park development, residential development, retail development, as well as all necessary public infrastructure, appurtenances and utilities.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 2034

Actual to Date: 0

Number of Retained Jobs:

Projected: 1493

Actual to Date: 0

City of Kansas City
1200 Main/South Loop - Project 4 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method: Other - Financing to be Determined

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 33

City of Kansas City

1200 Main/South Loop - Project 5 TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): Copaken White and Blitt

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

3/4/2004

Plan Description:

The 1200 Main/South Loop Tax Increment Financing Redevelopment Plan proposes to acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape, park development, residential development, retail development, as well as all necessary public infrastructure, appurtenances and utilities.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 2034

Actual to Date: 0

Number of Retained Jobs:

Projected: 1493

Actual to Date: 0

City of Kansas City
1200 Main/South Loop - Project 5 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method: Other - Financing to be Determined

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 33

City of Kansas City

1200 Main/South Loop - Project 6 TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): 12th and Main Development Co., L.C.

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

3/4/2004

Plan Description:

The 1200 Main/South Loop Tax Increment Financing Redevelopment Plan proposes to acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape, park development, residential development, retail development, as well as all necessary public infrastructure, appurtenances and utilities.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 2034

Actual to Date: 0

Number of Retained Jobs:

Projected: 1493

Actual to Date: 0

City of Kansas City
1200 Main/South Loop - Project 6 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method: Other - Financing to be Determined

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 33

City of Kansas City

1200 Main/South Loop - Project 7 TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): H & R Block

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

3/4/2004

Plan Description:

The 1200 Main/South Loop Tax Increment Financing Redevelopment Plan proposes to acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape, park development, residential development, retail development, as well as all necessary public infrastructure, appurtenances and utilities.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 2034

Actual to Date: 0

Number of Retained Jobs:

Projected: 1493

Actual to Date: 0

City of Kansas City
1200 Main/South Loop - Project 7 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of:

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method: Other - Financing yet to be determined

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 33

City of Kansas City

1200 Main/South Loop-Project 1 TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): Cordish

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

3/4/2004

Plan Description:

The 1200 Main/South Loop Tax Increment Financing Redevelopment Plan proposes to acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape, park development, residential development, retail development, as well as all necessary public infrastructure, appurtenances and utilities.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 2034

Actual to Date: 0

Number of Retained Jobs:

Projected: 1493

Actual to Date: 0

City of Kansas City
1200 Main/South Loop-Project 1 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$44,250,000.00

Property Acquisition and Relocation Costs: \$41,414,639.00

Project Implementation Costs: \$0.00

Other: \$2,250,000.00

Other: Retail Construction \$54,000,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$141,914,639.00

Anticipated TOTAL Project Costs: \$183,539,639.00

Status: Financing Method: TIF Bond, Other Bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 33

City of Kansas City

1200 Main/South Loop-Project 2 TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): H & R Block

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

3/4/2004

Plan Description:

The 1200 Main/South Loop Tax Increment Financing Redevelopment Plan proposes to acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape, park development, residential development, retail development, as well as all necessary public infrastructure, appurtenances and utilities.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 2034

Actual to Date: 0

Number of Retained Jobs:

Projected: 1493

Actual to Date: 0

City of Kansas City
1200 Main/South Loop-Project 2 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$117,471,955.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: Developer Fee \$3,845,869.00

Other: Interest Expense \$171,000,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$292,317,824.00

Anticipated TOTAL Project Costs: \$308,399,088.00

Status: Financing Method: TIF Bond, Other Bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 33

City of Kansas City

12th and Wyandotte TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): Kansas City Downtown Hotel Group

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

12/10/1992

Plan Description:

The 12th & Wyandotte Hotel TIF Plan calls for the renovation of the existing Marriott Hotel, demolition of the Muchlebach Towers and Link Building, construction of an above-graded pedestrian walkway linking the existing Marriott Hotel and the new Muchlebach Hotel.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 300

Actual to Date: 0

Number of Retained Jobs:

Projected: 508

Actual to Date: 523

City of Kansas City
12th and Wyandotte TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$14.57 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$1,019,978.69 Amount on Hand: \$1,114.16

Economic Activity Taxes:

Total received since inception: \$491,318.90 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$16,871,000.00

Property Acquisition and Relocation Costs: \$200,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$17,071,000.00

Anticipated TOTAL Project Costs: \$35,010,000.00

Status: Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

City of Kansas City
13th and Washington TIF Plan

Contact Agency: E.D.C.

Contact Phone: (815) 221-0636

Developer(s): DST

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

9/19/1996

Plan Description:

The 13th & Washington Plan contemplates construction of a 75,000 square foot building and 225 parking spaces originally for use by Unitog as its corporate headquarters.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 100

Actual to Date: 495

Number of Retained Jobs:

Projected: 351

Actual to Date:

City of Kansas City
13th and Washington TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,114.16 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$1,114.16 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,019,978.69 Amount on Hand: \$491,318.90

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,857,000.00

Property Acquisition and Relocation Costs:

Project Implementation Costs: \$329,750.00

Other: \$1,912,500.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$4,099,250.00

Anticipated TOTAL Project Costs: \$12,515,125.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

City of Kansas City

19th Terrace and Central TIF Plan

Contact Agency: E.D.C.

Contact Phone: (815) 221-0636

Developer(s): AF Real Estate Holding LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

6/3/1999

Plan Description:

The 19th Terrace and Central TIF plan provides for the construction and rehabilitation of 53,000 square feet of residential space, 11,000 square feet of warehouse space, 149,000 square feet of office and commercial space, 47,000 square feet of retail, 540 new and rehabilitated parking spaces, together with all necessary utilities and street improvements.

Plan/Project Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 230

Actual to Date:

Number of Retained Jobs:

Projected: 20

Actual to Date:

City of Kansas City
19th Terrace and Central TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$43,674.62 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$37,364.09 Amount on Hand: \$37,364.09

Economic Activity Taxes:

Total received since inception: \$8,514.82 Amount on Hand: \$6,310.53

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,550,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$744,363.00

Other: \$1,815,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$5,109,363.00

Anticipated TOTAL Project Costs: \$14,867,553.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

City of Kansas City

22nd & Main (Project 16, Columbia and Gray Building) TIF

Contact Agency: E.D.C.
Contact Phone: (316) 221-0636
Developer(s): Levitt Enterprises
Senate District: 10
House District: 37

6/29/2000

Original Date Plan/Project Approved:

Plan Description:

The 22nd & Main TIF Plan provides for the construction of commercial and residential uses, together with parking and necessary utilities, street improvements, and public infrastructure. The Columbia and Gray Buildings Project provides for the rehabilitation of the 37,107 square feet of commercial space. The Columbia and Gray Buildings Project is one of many projects located within a larger historically and culturally significant area within the urban core.

Plan/Project Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	47	Actual to Date:	0
------------	----	-----------------	---

Number of Retained Jobs:

Projected:	0	Actual to Date:	0
------------	---	-----------------	---

City of Kansas City
22nd & Main (Project 16, Columbia and Gray Building) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,393,794.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$29,617.00

Other: \$20,200.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$1,446,611.00

Anticipated TOTAL Project Costs: \$6,679,430.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

City of Kansas City

22nd & Main (Project 21, AD Jacobson Building) TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): Levitt Enterprises

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

6/29/2000

Plan Description:

The 22nd & Main TIF Plan provides for the construction of commercial and residential uses, together with parking and necessary utilities, street improvements and public infrastructure. The AD Jacobson Building Project provides for the rehabilitation of 12,094 square feet of office space and 1,820 square feet of retail space. The AD Jacobson Building Project is one of many projects located within a larger historically and culturally significant area within the urban core.

Plan/Project Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 53

Actual to Date: 6

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Kansas City
22nd & Main (Project 21, AD Jacobson Building) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$18,748.87 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$22,525.65 Amount on Hand: \$18,748.87

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$120,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$12,173.00
Other:	\$13,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$145,173.00

Anticipated TOTAL Project Costs: \$2,033,411.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

City of Kansas City

22nd & Main (Project 24, Morr Transfer Building) TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): DST

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

12/14/2000

Plan Description:

The 22nd & Main TIF Plan provides for the construction of commercial and residential uses, together with parking and necessary utilities, street improvements and public infrastructure. The Morr Transfer Building Project provides for the rehabilitation of 79,773 square feet of office space.

Plan/Project Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 0

Actual to Date: 267

Number of Retained Jobs:

Projected: 365

Actual to Date: 0

City of Kansas City
22nd & Main (Project 24, Morr Transfer Building) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$101,062.84 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$101,062.84

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,053,193.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$25,500.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$1,078,693.00

Anticipated TOTAL Project Costs: \$9,581,993.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

City of Kansas City

22nd & Main (Project 27, The Arthel Building) TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Botwin and Company
Senate District: 10
House District: 37

7/20/2000

Original Date Plan/Project Approved:

Plan Description:

The 22nd & Main TIF Plan provides for the construction of commercial and residential uses, together with parking and necessary utilities, street improvements and public infrastructure. The Arthel Building Project provides for the rehabilitation of 7,500 square feet

Plan/Project Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 34

Actual to Date: 35

Number of Retained Jobs:

Projected: 0

Actual to Date: 175

City of Kansas City
22nd & Main (Project 27, The Arthel Building) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$188.77 As of: 4/30/2004

Payments in Lieu of Taxes:
Total received since inception: \$80,864.49 Amount on Hand: \$188.77

Economic Activity Taxes:
Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$1,053,193.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$62,286.00
Other:	\$296,104.00
Other:	\$41,235.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Total Anticipated TIF Reimbursable Project	\$399,625.00

Anticipated TOTAL Project Costs: \$1,549,940.00

Status: Financing Method: pay-as-you-go
Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 19

City of Kansas City

22nd and Main (Project 1) The Freight House Building TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): Lidia's Freight House LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

3/19/1998

Plan Description:

Project 1 calls for the rehabilitation of the 19,000 to 25,000 square foot Freight House building, which will allow for the development of an assortment of upscale restaurants so as to serve as a destination within the area of Kansas City known as the Crossroads area. The redevelopment of the Freight House Building will serve as an anchor for the redevelopment within the adjacent arts district. In addition, the redeveloper has committed \$250,000 in public improvements in the Freight District area within the first twelve months of the redevelopment. An additional \$750,000 may be available for the adjacent area as a result of public participation revenues and surplus TIF revenues in order to further enhance the Crossroads area.

Plan/Project Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 186

Actual to Date: 279

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Kansas City
22nd and Main (Project 1) The Freight House Building TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$475.18 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$96,214.48 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$843,919.70 Amount on Hand: \$475.18

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$2,416,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$738,000.00
Other:	\$183,100.00
Other:	\$390,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$3,727,010.00

Anticipated TOTAL Project Costs: \$8,663,435.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

City of Kansas City

22nd and Main (Project 10, 1900 Main Building) TIF Plan

Contact Agency: E.D.C
Contact Phone: (816) 221-0636
Developer(s): McFamily Properties, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved:

1/20/2000

Plan Description:

Project 10 within the 22nd and Main TIF plan calls for the rehabilitation of an existing building to house 3,000 square feet of restaurant, 3,300 square feet of commercial and 7,800 square feet of office space.

Project 10 is one of many projects located within a larger historically and culturally significant area within the urban core.

Plan/Project Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 47

Actual to Date: 12

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Kansas City
22nd and Main (Project 10, 1900 Main Building) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$37.18 As of: 4/30/2004

Payments in Lieu of Taxes:
Total received since inception: \$6,671.48 Amount on Hand: \$37.18

Economic Activity Taxes:
Total received since inception: \$74,638.72 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$350,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$350,000.00

Anticipated TOTAL Project Costs: \$874,778.00

Status: Financing Method: pay-as-you-go
Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 19

City of Kansas City

22nd and Main (Project 14, The Safeway Building) TIF Plan

Contact Agency: E.D.C

Contact Phone: (816) 221-0636

Developer(s): Master Realty Properties, Inc.

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

7/20/2000

Plan Description:

The 22nd & Main TIF Plan provides for the construction of commercial and residential users, together with parking and necessary utilities, street improvements and public infrastructure. The Safeway Building Project provides for the rehabilitation of the 36,550 square feet of residential space, 16,500 square feet of office space, and 3,000 square feet of gallery space. The Safeway Building Project is one of many projects located within a larger historically and culturally significant area within the urban core.

Plan/Project Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 82

Actual to Date: 4

Number of Retained Jobs:

Projected: 0

Actual to Date: 4

City of Kansas City
22nd and Main (Project 14, The Safeway Building) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$57.62 As of: 4/30/2004

Payments in Lieu of Taxes:
Total received since inception: \$76,972.91 Amount on Hand: \$57.62

Economic Activity Taxes:
Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$467,711.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$66,159.00
Other:	\$320,779.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Total Anticipated TIF Reimbursable Project	\$854,649.00

Anticipated TOTAL Project Costs: \$10,740,317.00

Status: Financing Method: pay-as-you-go
Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 19

City of Kansas City

22nd and Main (Project 2) The Marietta Chair Bldg TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): Francor, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

8/26/1999

Plan Description:

The 22nd and Main TIF Plan provides for the construction of commercial and residential uses, together with parking and necessary utilities, street improvements and public infrastructure. The project consists of the rehabilitation of the 55,000 square foot Marietta Chair Building for use by Birch Telecom.

Plan/Project Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 96

Actual to Date: 3

Number of Retained Jobs:

Projected: 120

Actual to Date: 101

City of Kansas City
22nd and Main (Project 2) The Marietta Chair Bldg TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$133,821.21 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$251,091.34 Amount on Hand: \$133,821.21

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$467,711.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$66,159.00

Other: \$320,779.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$854,649.00

Anticipated TOTAL Project Costs: \$9,885,668.00

Status: Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

City of Kansas City

43rd and Main - H&R Block TIF Plan

Contact Agency: E.D.C

Contact Phone: (816) 221-0636

Developer(s): H & R Block

Senate District: 10

House District: 39

Original Date Plan/Project Approved:

3/24/1994

Plan Description:

The purpose of the 43rd & Main TIF plan's H & R Block project was to expand the H & R Block Corporate Headquarters. Additionally, the project has incorporated streetscape improvements along Main and 43rd Street as well as establishing a neighborhood housing redevelopment program for the surrounding neighborhood.

Plan/Project Fully-Operational

Area Type: Conservation

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 45

Actual to Date: 33

Number of Retained Jobs:

Projected: 310

Actual to Date: 332

City of Kansas City
43rd and Main - H&R Block TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,547,799.67 As of: 4/30/2004

Payments in Lieu of Taxes:

 Total received since inception: \$1,694,111.62 Amount on Hand: \$617,325.97

Economic Activity Taxes:

 Total received since inception: \$1,199,298.81 Amount on Hand: \$930,473.70

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$645,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$40,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$685,000.00

Anticipated TOTAL Project Costs: \$13,335,000.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

City of Kansas City
43rd and Main - Office Depot TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Atlantis Holdings, Inc.
Senate District: 10
House District: 39

Original Date Plan/Project Approved: 3/24/1994

Plan Description:

The purpose of the 43rd & Main TIF Plan's Office Depot project was to construct the Office Depot Store. Additionally, the project accomplished streetscape improvements along Main and 43rd Street.

Plan/Project Fully-Operational

Area Type: Conservation

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	26	Actual to Date:	20
------------	----	-----------------	----

Number of Retained Jobs:

Projected:	0	Actual to Date:	0
------------	---	-----------------	---

City of Kansas City
43rd and Main - Office Depot TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$381,482.41 As of: 4/30/2004

Payments in Lieu of Taxes:

 Total received since inception: \$493,843.92 Amount on Hand: \$192,677.06

Economic Activity Taxes:

 Total received since inception: \$581,681.41 Amount on Hand: \$188,805.35

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$933,518.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$40,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$973,518.00

Anticipated TOTAL Project Costs: \$2,172,000.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

City of Kansas City

Americana TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Boykin Lodging Company
Senate District: 10
House District: 37

Original Date Plan/Project Approved:

1/28/1993

Plan Description:

The Americana Hotel TIF Plan calls for the renovation and market reposition of a downtown hotel. The Americana, vacant since 1994, originally consisted of 496 rooms. The renovation of the hotel and the parking structure has provided 299 upscale rooms, 10,000 square feet of meeting space, and rehabilitation of the 300 car parking garage, which now allows for the availability of 70 public parking spaces. Two other projects originally proposed as part of the Plan included an expansion to the Americana Hotel and garage to provide an additional 300 rooms and 600 structured parking spaces and the renovation of the historic Power and Light Building. The Gailoyd TIF plan will now renovate the Power and Light Building and the expansion of the existing hotel is currently on hold.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 293

Actual to Date: 387

Number of Retained Jobs:

Projected: 0

Actual to Date: 83

City of Kansas City
Americana TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$191.78 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$637,170.97 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$350,334.03 Amount on Hand: \$191.78

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$561,950.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$260,000.00

Other: \$7,900,000.00

Other: \$300,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$9,021,950.00

Anticipated TOTAL Project Costs: \$65,606,950.00

Status: Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

City of Kansas City

Barrytowne TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): MD Management
Senate District: 17
House District: 38

Original Date Plan/Project Approved:

6/6/1996

Plan Description:

The Barry Towne TIF Plan provides to construct 1,592,000 square feet of retail and office space, approximately 1,638 residential units, widen Barry Road Bridge over US Route 169, street improvements to Baughman Road, Barry Road and surrounding streets.

Plan/Project Fully-Operational

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support project.

Number of New Jobs:

Projected: 3900

Actual to Date: 1738

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Kansas City
Barrytowne TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,548,880.07 As of: 4/30/2004

Payments in Lieu of Taxes:

 Total received since inception: \$2,444,547.46 Amount on Hand: \$0.00

Economic Activity Taxes:

 Total received since inception: \$4,618,153.02 Amount on Hand: \$1,548,880.07

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$26,782,011.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$559,958.00
Other:	\$700,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$28,041,969.00

Anticipated TOTAL Project Costs: \$263,923,843.00

Status: Financing Method: pay-as-you-go, other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

City of Kansas City

Briarcliff West TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): Briarcliff West Development Company

Senate District: 17

House District: 38

Original Date Plan/Project Approved:

5/3/1990

Plan Description:

The Briarcliff West TIF Plan provides to construct 1,083,000 square feet of office space, 230,000 square feet of retail space, 163 single family homes, 122-133 zero-lot line houses, 130-room hotel; 136-785 ---179,355 square feet of construction of Briarcliff Parkway; land reclamation and utility relocation.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to construct adequate capacity to support project.

Number of New Jobs:

Projected: 5000

Actual to Date: 516

Number of Retained Jobs:

Projected: 0

Actual to Date: 22

City of Kansas City
Briarcliff West TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$31,645.45 As of: 4/30/2004

Payments in Lieu of Taxes:

 Total received since inception: \$4,182,619.09 Amount on Hand: \$0.00

Economic Activity Taxes:

 Total recieved since inception: \$662,613.98 Amount on Hand: \$31,645.45

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$24,715,103.00

 Property Acquisition and Relocation Costs: \$0.00

 Project Implementation Costs: \$75,763,780.00

 Other: \$0.00

 Other: \$0.00

 Other: \$0.00

 Other: \$0.00

 Other: \$0.00

 Other: \$0.00

Total Anticipated TIF Reimbursable Project \$116,567,038.00

Anticipated TOTAL Project Costs: \$522,894,534.00

Status: Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

City of Kansas City

Brush Creek-Blue Parkway TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): Swope Community Builders

Senate District: 9

House District: 42

Original Date Plan/Project Approved:

3/11/1999

Plan Description:

The Plan anticipates clearance of the redevelopment area; construction of 114,000 square feet of retail space; 210,000 square feet of office space; 14,000 square feet of restaurant space and 18,000 square feet of Post Office space. The Blue Parkway provides for the construction of the H&R Block Call Center along with the Mazuma Credit Union Building.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 640

Actual to Date: 575

Number of Retained Jobs:

Projected: 200

Actual to Date: 0

City of Kansas City
Brush Creek-Blue Parkway TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$142.93 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$389,836.01 Amount on Hand: \$142.93

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$13,207,090.00
Property Acquisition and Relocation Costs:	\$3,267,108.00
Project Implementation Costs:	\$0.00
Other: Professional Services	\$1,203,591.00
Other: Demolition	\$112,500.00
Other: Financing Costs	\$450,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$18,240,289.00

Anticipated TOTAL Project Costs: \$46,629,289.00

Status: Financing Method: pay-as-you-go, other bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of Kansas City

Brush Creek-Plaza East TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): O.G. Investments

Senate District: 9

House District: 42

Original Date Plan/Project Approved:

3/11/1999

Plan Description:

The project provides for four phases of commercial and retail development along Brush Creek between Troost Avenue and the Paseo. The project phases will provide for 98,100 square feet of commercial and retail development along with the necessary public infrastructure improvements, streetscape improvements and parking. Currently, the new Gates Barbecue restaurant is open.

Plan/Project Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 0

Actual to Date: 48

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Kansas City
Brush Creek-Plaza East TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$34,647.01 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$35,701.81 Amount on Hand: \$34,647.01

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$500,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$500,000.00

Anticipated TOTAL Project Costs: \$12,347,110.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

City of Kansas City

Brush Creek-Plaza Library TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): Plaza Development LLC

Senate District: 10

House District: 39

Original Date Plan/Project Approved:

3/11/1999

Plan Description:

The project anticipates the construction of 290,000 square feet of office space atop a new 50,000 square feet Plaza Library and construction of 1,125 car parking garage.

Plan/Project Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 1100

Actual to Date: 0

Number of Retained Jobs:

Projected: 744

Actual to Date: 0

City of Kansas City
Brush Creek-Plaza Library TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$14,401,900.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$14,401,900.00

Anticipated TOTAL Project Costs: \$62,349,100.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

City of Kansas City

Chouteau/I-35 Project 3 TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): Chouteau Crossings West, LLC

Senate District: 17

House District: 31

Original Date Plan/Project Approved:

4/23/1998

Plan Description:

The Plan provides for the redevelopment of Project 3 which will allow for the improvement of the site to provide for the construction of a fast food restaurant.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 25

Actual to Date: Unknown

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Kansas City
Chouteau/I-35 Project 3 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$186,992.00

Property Acquisition and Relocation Costs: (\$50,000.00)

Project Implementation Costs: \$0.00

Other: Indirect Costs \$165,000.00

Other: Financing Costs \$49,116.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$351,108.00

Anticipated TOTAL Project Costs: \$1,481,108.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

City of Kansas City

Chouteau/I-35 TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Chouteau I-35 Development, LLC
Senate District: 17
House District: 31

Original Date Plan/Project Approved: 4/23/1998

Plan Description:

The Plan provides for the construction of 244,709 square feet of retail space, and street improvements along Chouteau Trafficway, Winn Road and 42nd Street Terrace North. Additionally, boundaries of the plan area were expanded to include properties in the Winnwood-Sunnybrook and Chaumiere neighborhoods and to establish a neighborhood improvement program.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	699	Actual to Date:	348
------------	-----	-----------------	-----

Number of Retained Jobs:

Projected:	0	Actual to Date:	0
------------	---	-----------------	---

City of Kansas City
Chouteau/I-35 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$7,166.44 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$750,755.49 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,114,020.06 Amount on Hand: \$7,166.44

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$10,693,752.00

Property Acquisition and Relocation Costs: \$1,040,500.00

Project Implementation Costs: \$338,235.00

Other: \$1,284,116.00

Other: \$29,296.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$13,385,899.00

Anticipated TOTAL Project Costs: \$30,415,134.00

Status: Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

City of Kansas City

Civic Mall-Ilus Davis Park and FAA Bldg TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): City of Kansas City

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

12/8/1994

Plan Description:

The Ilus Davis Project allowed for the construction of the FAA Office Building and the construction of the Ilus Davis Mall between the Federal Courthouse located at 9th Street and Locust Street and City Hall.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 560

Actual to Date: 675

City of Kansas City

Civic Mall-Illus Davis Park and FAA Bldg TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$455.28 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$2,378,676.14 Amount on Hand: \$455.28

Economic Activity Taxes:

Total received since inception: \$27,411.42 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,000,000.00

Property Acquisition and Relocation Costs: \$10,100,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$15,100,000.00

Anticipated TOTAL Project Costs: \$88,689,000.00

Status: Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

City of Kansas City

Civic Mall-JE Dunn TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): J.E. Dunn

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

12/8/1994

Plan Description:

The JE Dunn Projects expanded the existing JE Dunn Construction Company Headquarters and retained an established Kansas City business in the Central Business District.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 60

Actual to Date: 98

Number of Retained Jobs:

Projected: 115

Actual to Date: 264

City of Kansas City
Civic Mall-JE Dunn TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$44,648.46 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$163,320.07 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$330,000.00

Other: \$82,877,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$83,207,000.00

Anticipated TOTAL Project Costs: \$305,121,500.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

City of Kansas City
Civic Mall-Vista Del Rio TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): Merge Field

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

12/8/1994

Plan Description:

The Vista del Rio Project contemplated rehabilitation of a former 20-story building into a 264-suite hotel and construction of structure parking located in the northeast corner of the loop.

Plan/Project Inactive

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 66

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Kansas City
Civic Mall-Vista Del Rio TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$52.01 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$52.01

Economic Activity Taxes:

Total received since inception: \$51.55 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$9,847,500.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$9,847,500.00

Anticipated TOTAL Project Costs: \$26,862,000.00

Status: Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of Kansas City

Country Club Plaza - Saks TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): Highwoods Properties

Senate District: 10

House District: 39, 44

Original Date Plan/Project Approved:

4/17/1997

Plan Description:

The Country Club Plaza TIF Plan includes construction of approximately 780,000 sq ft of new construction of commercial space; rehabilitation of 180,000 sq ft of existing commercial structures; construction of 350 market rate apartments; and construction of 3,965 parking spaces. The Plan also includes a \$5 million public amenities package that will build upon the Plaza's regional patronage with a well thought out master plan of signage, graphics, lighting auditory, water elements and directional enhancements.

Plan/Project Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 75

Actual to Date: 20

Number of Retained Jobs:

Projected: 195

Actual to Date: 20

City of Kansas City

Country Club Plaza - Saks TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$41.37 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$366,560.35 Amount on Hand: \$41.37

Economic Activity Taxes:

Total received since inception: \$69,444.07 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,815,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$12,815,000.00

Status: Financing Method: Other Bond - TDD Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

City of Kansas City

Country Club Plaza-Kirkwood Circle TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): DST

Senate District: 10

House District: 39, 44

Original Date Plan/Project Approved:

12/10/2003

Plan Description:

The Kirkwood Circle Project proposes to create a new neighborhood, unique in Kansas City, by constructing between 203 and 240 Class A condominium residential units plus substantial infrastructure and other improvements, including a park along Wornall Road (Wornall Park) and a pedestrian walkway to the Plaza (North Link), both of which will be available for public use. The exact number and mix of units will depend upon market forces.

Plan/Project Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to construct adequate capacity to support project.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Kansas City

Country Club Plaza-Kirkwood Circle TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,988.99 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$2,088.54 Amount on Hand: \$1,988.99

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,455,842.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,282,184.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$8,738,026.00

Anticipated TOTAL Project Costs: \$105,680,900.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

City of Kansas City

Country Club Plaza-Park Lane TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): Win Limited Partnership

Senate District: 10

House District: 39, 44

Original Date Plan/Project Approved:

12/10/2003

Plan Description:

The Country Club Plaza TIF Plan includes construction of approximately 780,000 square feet of new construction of commercial space; rehabilitation of 180,000 square feet of existing commercial structures; construction of 350 market rate apartments; and construction of 3,965 parking spaces. The Plan also includes a \$5 million public amenities package that will building upon the Plaza's regional patronage with a well thought out master plan of signage, graphics, lighting auditory, water elements and directional enhancements.

Plan/Project Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 225

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Kansas City
Country Club Plaza-Park Lane TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,961,138.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$1,961,138.00

Anticipated TOTAL Project Costs: \$18,577,382.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 26

Current anticipated estimated number of years to retirement: 26

City of Kansas City

Country Club Plaza-Seville Square TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): Highwoods Properties

Senate District: 10

House District: 39, 44

Original Date Plan/Project Approved:

4/17/1997

Plan Description:

The Country Club Plaza TIF Plan includes construction of approximately 780,000 square feet of new construction of commercial space; rehabilitation of 180,000 square feet of existing commercial structures; construction of 350 market rate apartments; and construction of 3,965 parking spaces. The Plan also includes a \$5 million public amenities package that will build upon the Plaza's regional patronage with a well thought out master plan of signage, graphics, lighting auditory, water elements and directional enhancements.

Plan/Project Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 145

Actual to Date: 16

Number of Retained Jobs:

Projected: 0

Actual to Date: 15

City of Kansas City

Country Club Plaza-Seville Square TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$489.98 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$430,928.22 Amount on Hand: \$489.98

Economic Activity Taxes:

Total received since inception: \$8,217.36 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,598,629.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$12,598,629.00

Anticipated TOTAL Project Costs: \$50,000,000.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

City of Kansas City

Country Club Plaza-Valencia Place TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): Highwoods Properties

Senate District: 10

House District: 39, 44

Original Date Plan/Project Approved:

4/17/1997

Plan Description:

The Country Club Plaza TIF Plan includes construction of approximately 780,000 square feet of new construction of commercial space; rehabilitation of 180,000 square feet of existing commercial structures; construction of 350 market rate apartments; and construction of 3,965 parking spaces. The Plan also includes a \$5 million public amenities package that will build upon the Plaza's regional patronage with a well thought out master plan of signage, graphics, lighting auditory, water elements and directional enhancements. The Valencia Place or 47th and Pennsylvania Project contemplates construction of 266,000 square feet of office space, construction of 69,000 square feet of retail space, and construction of a 593,000 square foot garage with 1,745 parking spaces.

Plan/Project Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 175

Actual to Date: 0

Number of Retained Jobs:

Projected: 1000

Actual to Date: 906

City of Kansas City
Country Club Plaza-Valencia Place TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,470.64 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$5,581,379.72 Amount on Hand: \$2,470.64

Economic Activity Taxes:

Total received since inception: \$2,094,316.06 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$24,700,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$24,700,000.00

Anticipated TOTAL Project Costs: \$71,000,000.00

Status: Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

City of Kansas City

Downtown Library District Project 1 & 2 TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): Library TIF LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

11/26/2002

Plan Description:

The Downtown Library District TIF Plan proposes to create and enhance a downtown neighborhood anchored by the new central library facility to be located in the renovated First National Bank Building located at the northeast corner of 10th and Baltimore. Implementation of the Plan will support the renovation and restoration of the historic First National Bank Building which is to be leased to the Kansas City Public Library, enhance the financing of the proposed parking garage to be located at the northwest corner of 10th and Baltimore, provide for the addition of streetscape improvements within and adjacent to the proposed Redevelopment Area and create a neighborhood improvement program fund, as well as other related activities associated with the revitalization within the downtown loop.

Plan/Project Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support project.

Number of New Jobs:

Projected: 9

Actual to Date: 137

Number of Retained Jobs:

Projected: 637

Actual to Date: 688

City of Kansas City
Downtown Library District Project 1 & 2 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,489,630.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,053,156.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$13,542,786.00

Anticipated TOTAL Project Costs: \$23,967,786.00

Status: Financing Method: TIF Bond, Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of Kansas City

Gailoyd TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Gailoyd Enterprises Corporation
Senate District: 10
House District: 37

Original Date Plan/Project Approved:

3/27/2002

Plan Description:

The Gailoyd TIF plan proposes to provide for the redevelopment and historic renovation of the Power & Light Building into Class A office space; construction of approximately 210,000 square feet Class A office building construction of approximately 88+ residential lofts integrated into the Power & Light Building; construction of a city-owned parking garage adjacent to the Power & Light Building; and construction of all necessary appurtenances and utilities.

Plan/Project Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support project.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 1645

Actual to Date: 0

City of Kansas City
Gailoyd TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,257,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,254,000.00

Other: \$539,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$11,826,000.00

Anticipated TOTAL Project Costs: \$27,872,458.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 33

City of Kansas City

Gateway 2000 TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Gateway, Inc.
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 10/12/1995

Plan Description:

Rehabilitation and conversion of the 150,000 square feet distribution facility into office space and the construction of a new 2-story 60,000-75,000 square feet office building and 1077 parking spaces; construction of a 2-4 story tall office building of 100,000-200,000 square feet with associated parking; and construction of a 2-7 story office building of 100,000 - 200,000 square feet with associated parking.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support project.

Number of New Jobs:

Projected:	3000	Actual to Date:	519
------------	------	-----------------	-----

Number of Retained Jobs:

Projected:	0	Actual to Date:	0
------------	---	-----------------	---

City of Kansas City
Gateway 2000 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,179.03 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$1,013,439.05 Amount on Hand: \$1,179.03

Economic Activity Taxes:

Total received since inception: \$2,535,905.48 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$22,525,451.00
Property Acquisition and Relocation Costs:	\$9,090,000.00
Project Implementation Costs:	\$152,750.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$31,368,201.00

Anticipated TOTAL Project Costs: \$101,431,335.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

City of Kansas City

Grand Boulevard TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): UMB
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 11/26/1996

Plan Description:

Development of approximately 140,000 square feet Technology and Operations Center; construction of 750-space structured parking garage; and streetscape improvements along Grand Blvd.; 12th Street, 9th Street and adjacent the Redevelopment Area.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	35	Actual to Date:	430
------------	----	-----------------	-----

Number of Retained Jobs:

Projected:	822	Actual to Date:	830
------------	-----	-----------------	-----

City of Kansas City
Grand Boulevard TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,815.43 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$3,908,645.68 Amount on Hand: \$5,815.43

Economic Activity Taxes:

Total received since inception: \$1,222,899.38 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$18,743,489.00

Property Acquisition and Relocation Costs: \$450,000.00

Project Implementation Costs: \$1,097,491.00

Other: \$2,905,112.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$23,196,092.00

Anticipated TOTAL Project Costs: \$68,761,412.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

City of Kansas City

Grand Boulevard-Watkins TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): Watkins and Company, Inc.

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

11/26/1996

Plan Description:

Project Areas K1 and L1 will provide for the redevelopment of the existing 50,000 square foot Western Union Building for office and retail use, and the beautification of two surface parking lots.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 35

Actual to Date: 33

Number of Retained Jobs:

Projected: 90

Actual to Date: 0

City of Kansas City
Grand Boulevard-Watkins TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,287,109.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$40,000.00

Other: Interest Expense \$1,920,165.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$4,247,274.00

Anticipated TOTAL Project Costs: \$7,791,174.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

City of Kansas City

Hickman Mills TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Aventis Pharmaceuticals
Senate District: 9
House District: 45, 50

Original Date Plan/Project Approved: 12/3/1992

Plan Description:

The Plan provides for construction of approximately 1 million square feet of office, 200,000 square feet of R&D space and 274,000 square feet of commercial redevelopment; improvements to Hickman Mills Road; acquisition and clean up; and infrastructure improvements within and adjacent to the Redevelopment Area.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	1191
------------	---	-----------------	------

Number of Retained Jobs:

Projected:	5958	Actual to Date:	844
------------	------	-----------------	-----

TIF Revenues

Current anticipated estimated number of years to retirement: 21

City of Kansas City

Hotel Phillips TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): Marcus Hotels, Inc.

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

4/6/2000

Plan Description:

Restoration, renovation and improvement of the 213 room historic Hotel Phillips in downtown Kansas City.

Plan/Project Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 40

Actual to Date: 0

Number of Retained Jobs:

Projected: 95

Actual to Date: 71

City of Kansas City
Hotel Phillips TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$365.91 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$364,064.90 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$547,310.62 Amount on Hand: \$365.91

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$7,290,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$7,290,000.00

Anticipated TOTAL Project Costs: \$23,500,000.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

City of Kansas City

Hotel President TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Jury and Associates
Senate District: 10
House District: 37

Original Date Plan/Project Approved:

8/15/2002

Plan Description:

The plan proposes to restore, renovate and improve the historic Hotel President and redevelop the remainder of the city block into modern, market rate apartments, approximately 45,000 square feet of retail space, a parking structure containing 425 +/- spaces to serve the block, and a potential future 320 room expansion of the Hotel President.

Plan/Project Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	320	Actual to Date:	50
------------	-----	-----------------	----

Number of Retained Jobs:

Projected:	0	Actual to Date:	0
------------	---	-----------------	---

City of Kansas City
Hotel President TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$14,500,000.00

Anticipated TOTAL Project Costs: \$14,500,000.00

Status: Financing Method: Other Bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 31

City of Kansas City

Jazz District TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Jazz District Redevelopment
Senate District: 9
House District: 37

Original Date Plan/Project Approved:

3/25/1999

Plan Description:

The Project Improvements consist of approximately 204 residential units and over 70,000 square feet of commercial space and parking at the Attucks School site and elsewhere together with all necessary utilities and street improvements.

Plan/Project Starting Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 360

Actual to Date: 4

Number of Retained Jobs:

Projected: 200

Actual to Date: 0

City of Kansas City
Jazz District TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,247,613.00

Property Acquisition and Relocation Costs: \$4,989,428.00

Project Implementation Costs: \$339,957.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$9,576,998.00

Anticipated TOTAL Project Costs: \$44,281,135.00

Status: Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

City of Kansas City

Judicial Square TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Judicial Square, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved:

5/22/2003

Plan Description:

The Judicial Square TIF Redevelopment Plan proposes to renovate the Griffith Building, originally called the Mutual Building, a seven story brick building located at the southeast corner of the 13th and Oak Streets.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 10

Actual to Date: 26

Number of Retained Jobs:

Projected: 35

Actual to Date: 22

City of Kansas City
Judicial Square TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$600,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: Professional Fees \$87,498.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$687,498.00

Anticipated TOTAL Project Costs: \$4,396,735.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

City of Kansas City

KCI Corridor TIF Plan Project 1 and 2

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): Barry North Center, LLC

Senate District: 34

House District: 32

Original Date Plan/Project Approved:

3/11/1999

Plan Description:

Project improvements to be financed by the Plan consist of reconstruction of Tiffany Springs Parkway

Interchange at I-29, construction of a half diamond interchange at MO 152 and Ambassador Drive,

reconstruction of Tiffany Springs Parkway Interchange at I-29, and improvements to Barry Roads.

These road improvements will provide new roadways and relieve traffic problems on existing, insufficient roadways.

Plan/Project Fully-Operational

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 1000

Actual to Date: 595

Number of Retained Jobs:

Projected:

Actual to Date:

City of Kansas City
KCI Corridor TIF Plan Project 1 and 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$326.04 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,758,159.06 Amount on Hand: \$326.04

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$19,471,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$19,471,000.00

Anticipated TOTAL Project Costs: \$29,596,000.00

Status: Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

City of Kansas City

KCI Corridor TIF Plan Project 5

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): RED Development

Senate District: 34

House District: 32

Original Date Plan/Project Approved:

3/11/1999

Plan Description:

Project improvements to be financed by the Plan consist of reconstruction of Tiffany Springs Parkway Interchange I-29, construction of a half diamond interchange at MO 152 and Ambassador Drive, construction of Ambassador Drive from Barry Road to Tiffany Springs Parkway, realignment of Tiffany Springs Road and the bridge between Skyview Avenue and Congress Avenue, and extraordinary costs related to Barry Road and North Boardwalk Drive related to improvements listed herein.

Plan/Project Fully-Operational

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Kansas City
KCI Corridor TIF Plan Project 5

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,232.12 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,958,657.85 Amount on Hand: \$1,232.12

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

City of Kansas City

Midtown-Linwood TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): Midtown Redevelopment Corporation

Senate District: 10

House District: 39

Original Date Plan/Project Approved:

11/17/1988

Plan Description:

Construction of 120,000 square feet of home improvements retailer and 150,000 square feet of discount wholesale club.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 400

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Kansas City
Midtown-Linwood TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$2,364,071.34 Amount on Hand: \$565,126.59

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$34,000,000.00

Anticipated TOTAL Project Costs: \$68,000,000.00

Status: Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

City of Kansas City

Midtown-Mill Street TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Midtown Redevelopment Corporation
Senate District: 10
House District: 39
Original Date Plan/Project Approved: 4/30/1993
Plan Description:
Construction of approximately 80,000 square feet of retail space.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	20
------------	---	-----------------	----

Number of Retained Jobs:

Projected:	0	Actual to Date:	0
------------	---	-----------------	---

City of Kansas City
Midtown-Mill Street TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$2,364,071.34 Amount on Hand: \$565,126.59

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$1,009,060.00
Property Acquisition and Relocation Costs:	\$290,940.00
Project Implementation Costs:	\$295,500.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$1,595,500.00

Anticipated TOTAL Project Costs: \$9,326,100.00

Status: Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

City of Kansas City

New England Bank Building TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): 21 W. 10th LC

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

11/2/2000

Plan Description:

Provides for the rehabilitation of the eighteen-story New England National Bank Building. Plan will rehabilitate approximately 7,000 square feet of restaurant use on the first three floors and 70,000 square feet of office use on the remaining floors.

Plan/Project Inactive

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 288

Actual to Date: 100

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Kansas City
New England Bank Building TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,876,700.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$246,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$3,122,700.00

Anticipated TOTAL Project Costs: \$4,296,136.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

City of Kansas City

New York Life TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Aquila, Inc.
Senate District: 10
House District: 37
Original Date Plan/Project Approved: 11/21/1994
Plan Description:
Rehabilitation of the historic New York Life Building and construction of parking garage.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	700	Actual to Date:	286
------------	-----	-----------------	-----

Number of Retained Jobs:

Projected:	0	Actual to Date:	0
------------	---	-----------------	---

City of Kansas City
New York Life TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$558.14 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$1,998,144.19 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,168,125.74 Amount on Hand: \$558.14

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$10,010,000.00

Property Acquisition and Relocation Costs: \$40,000.00

Project Implementation Costs: \$336,500.00

Other: \$6,130,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$16,516,500.00

Anticipated TOTAL Project Costs: \$31,524,120.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

City of Kansas City

Parvin Road TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Hunt Midwest Real Estate
Senate District: 17
House District: 34

Original Date Plan/Project Approved:

12/14/2000

Plan Description:

Will expand and improve the public infrastructure in the Redevelopment area to accommodate an expansion of the existing above-ground industrial park and the developer's underground industrial and commercial complex known as the Subtropolis. Infrastructure improvements will include roadways, curbing, traffic signals, storm sewers, water lines, utilities and other necessary items for the expansion.

Plan/Project Fully-Operational

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 7367

Actual to Date: 7367

Number of Retained Jobs:

Projected: 4793

Actual to Date: 4793

City of Kansas City
Parvin Road TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$205.17 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$1,406,888.52 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$443,219.59 Amount on Hand: \$205.17

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$19,619,514.00
Property Acquisition and Relocation Costs:	\$411,000.00
Project Implementation Costs:	\$3,785,701.00
Other:	\$42,808,480.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$66,624,695.00

Anticipated TOTAL Project Costs: \$93,238,219.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

City of Kansas City

Performing Arts TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Copaken White and Blitt
Senate District: 10
House District: 37

Original Date Plan/Project Approved:

1/30/2003

Plan Description:

Project improvements to be financed by the Plan consist of the public improvements throughout the Redevelopment Area, the Performing Arts Center, expansion and redevelopment of H. Roe Bartle, the development of a premier office complex and additional office, retail and public development consistent with the Redevelopment Plan and subsequently approved the Commission. The Public Improvements consist of: among other things, the construction of adequate and necessary parking facilities within the Redevelopment Area, including 950 parking spaces to the south of the Performing Arts Center and 1,050 parking spaces to the north of the Performing Arts Center and all necessary and adequate street lighting and improvements, landscaping and other beautification, and other public improvements beneficial to the redevelopment area.

Plan/Project Starting Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 838

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Kansas City
Performing Arts TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$338,580,000.00

Status: Financing Method: Other Bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 32

City of Kansas City

Pershing Road TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Pershing Road Development Co, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 4/3/2000

Plan Description:

The Pershing Redevelopment TIF Plan proposes to provide for the redevelopment of the Post Office, construction of office space, the construction of a parking garage for public use adjacent to the Union Station, the construction of a pedestrian bridge between Union Station and the Freighthouse district, site improvements, streetscape, park development, retail development, as well as all necessary appurtenances and utilities.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	4000	Actual to Date:	0
------------	------	-----------------	---

Number of Retained Jobs:

Projected:	2000	Actual to Date:	0
------------	------	-----------------	---

City of Kansas City
Pershing Road TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$121,217,337.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$300,000.00

Other: \$3,894,734.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$125,412,071.00

Anticipated TOTAL Project Costs: \$358,622,172.00

Status: Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of Kansas City

Power and Light District TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Power and Light District, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved:

2/3/1998

Plan Description:

The plan will develop approximately 12 blocks in the south central core of the Central Business District. The plan includes the construction of an urban entertainment center anchored by a 30-screen AMC megaplex theater, premier restaurants, live entertainment venues, office space, entertainment retail, a minimum of 200 residential units, approximately 630 hotel rooms, close to 4,600 structured parking spaces, all with necessary utilities and street improvements.

Plan/Project Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions. Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 2978

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Kansas City
Power and Light District TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of:

Payments in Lieu of Taxes:
Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:
Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$77,531,604.00
Property Acquisition and Relocation Costs:	\$52,777,447.00
Project Implementation Costs:	\$35,595,925.00
Other:	\$6,785,021.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Total Anticipated TIF Reimbursable Project	\$175,689,997.00

Anticipated TOTAL Project Costs: \$628,262,007.00

Status: Financing Method: TIF Bond, Other Bond, Other
Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23

City of Kansas City

Prospect North TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Prospect North, LLC
Senate District: 17
House District: 33, 38

Original Date Plan/Project Approved: 3/23/2000

Plan Description:

The plan provides for construction of approximately 280,800 square feet of commercial space, 416 town homes, 147 patio homes, construction of a portion of Maple Woods Parkway west of Missouri State Highway 1 and significant upgrade to Agnes Road.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 889

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Kansas City
Prospect North TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$18,139,280.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$223,650.00
Other: Management and Legal Fees	\$1,462,044.00
Other: Interest and Financial Advisor	\$547,875.00
Other: Bond Issue Costs and Cap Interest	\$2,862,963.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$23,235,812.00

Anticipated TOTAL Project Costs: \$117,955,485.00

Status: Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of Kansas City

River Market-Project 11 TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): River View Central, LLC
Senate District: 10
House District: 40

Original Date Plan/Project Approved:

12/16/1999

Plan Description:

The River Market TIF Plan proposes to capture the increase in property taxes generated by several properties in the area in order to accomplish redevelopment goals established for the area. The first project undertaken is the development of the Town of Kansas archeological site, which is located within the proposed Plan boundaries. The City has hired consultants to create a master plan for the site. The Town of Kansas Archeological Park will impact the area in many ways, including traffic, number of visitors and property values. The proposed Plan anticipates that a portion of PILOTs generated in the area would be used to assist with improvements related to the Town of Kansas. The most urgent of these are the relocation of a recycling plant currently located between Main and Delaware Streets north of Second Street and improvements to Second Street itself. Secondly, because the Kansas City Southern Industries will soon be moving its rail hub operations to Richards Gebaur in southern Kansas City, approximately 15 acres of land at its current location will become available for development. The proposed plan contemplates that the TIF Commission would work with Kansas City Southern to find suitable developer(s) to buy or lease the land.

Plan/Project Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	235	Actual to Date:	0
------------	-----	-----------------	---

Number of Retained Jobs:

Projected:	0	Actual to Date:	0
------------	---	-----------------	---

City of Kansas City
River Market-Project 11 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,842,556.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$2,842,556.00

Anticipated TOTAL Project Costs: \$12,980,214.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 28

Current anticipated estimated number of years to retirement: 28

City of Kansas City

River Market-Republic Paper TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): City of Kansas City
Senate District: 10
House District: 40

Original Date Plan/Project Approved:

12/16/1999

Plan Description:

The River Market TIF Plan proposes to capture the increase in property taxes generated by several properties in the area in order to accomplish redevelopment goals established for the area. The first project undertaken is the development of the Town of Kansas archeological site, which is located within the proposed Plan boundaries. The City has hired consultants to create a master plan for the site. The Town of Kansas Archeological Park will impact the area in many ways, including traffic, number of visitors and property values. The proposed Plan anticipates that a portion of PILOTs generated in the area would be used to assist with improvements related to the Town of Kansas. The most urgent of these are the relocation of a recycling plant currently located between Main and Delaware Streets north of Second Street and improvements to Second Street itself. Secondly, because the Kansas City Southern Industries will soon be moving its rail hub operations to Richards Gebaur in southern Kansas City, approximately 15 acres of land at its current location will become available for development. The proposed plan contemplates that the TIF Commission would work with Kansas City Southern to find suitable developer(s) to buy or lease the land.

Plan/Project Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Kansas City
River Market-Republic Paper TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$206,318.82 As of: 4/30/2004

Payments in Lieu of Taxes:

 Total received since inception: \$208,730.31 Amount on Hand: \$206,318.82

Economic Activity Taxes:

 Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$1,900,000.00
Property Acquisition and Relocation Costs:	\$2,000,000.00
Project Implementation Costs:	\$537,000.00
Other:	\$350,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$4,787,000.00

Anticipated TOTAL Project Costs: \$13,597,500.00

Status: Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

City of Kansas City

Riverfront TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Port Authority of Kansas City
Senate District: 10
House District: 40

Original Date Plan/Project Approved:

12/16/1999

Plan Description:

Riverfront TIF Plan provides for implementation by the Port Authority of Kansas City the Riverfront Master Plan as developed by the urban design and planning firm of Cooper, Robertson & Partners. The Master Plan envisions an urban, dense, mixed use development of residential, office, commercial, and institutional projects set in an extension of Kansas City's street grid. Up to 3,000,000 square feet of building space will be contained within the 55-acre development site fronting on the recently completed Richard L. Berkley Riverfront Park. The Plan will also create a continuous pedestrian walkway from east of the Paseo Bridge, through Berkley Riverfront Park, over the Town of Kansas via an elevated walkway and connecting to the River Market.

Plan/Project Starting Up

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 9709

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Kansas City
Riverfront TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$225,527,306.00

Anticipated TOTAL Project Costs: \$582,558,906.00

Status: Financing Method: Other

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 28

City of Kansas City

Santa Fe TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): Damon Pursell Construction

Senate District: 9

House District: 44

Original Date Plan/Project Approved:

9/30/1993

Plan Description:

The plan provides for the reclamation of a quarry site as well as the construction of commercial land and industrial uses and construction of infrastructure.

Plan/Project Under Construction

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 18

Actual to Date: 41

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Kansas City
Santa Fe TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$731.63 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$157,968.23 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,335,106.25 Amount on Hand: \$731.63

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$154,931,257.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$12,000,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$166,931,257.00

Anticipated TOTAL Project Costs: \$575,791,682.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

City of Kansas City

Savoy Hotel TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): 9th and Central Corporation
Senate District: 10
House District: 37

Original Date Plan/Project Approved:

3/18/1999

Plan Description:

The plan proposes to restore and renovate the historic Savoy Hotel, provide surface parking and, pending future approval, build a new 200-room hotel and provide structured parking.

Plan/Project Starting Up

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 93

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Kansas City
Savoy Hotel TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,124.71 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$1,181.36 Amount on Hand: \$1,124.71

Economic Activity Taxes:

Total received since inception: \$1,181.36 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$6,270,574.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$6,270,574.00

Anticipated TOTAL Project Costs: \$15,489,679.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

City of Kansas City
Searcy Creek TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): City of Kansas City
Senate District: 17
House District: 34
Original Date Plan/Project Approved:
Plan Description:
Construction of a sanitary sewer trunk line.

3/11/1993

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Kansas City
Searcy Creek TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$10,988.02 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$539,711.93 Amount on Hand: \$10,988.02

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$350,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$46,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$396,000.00

Anticipated TOTAL Project Costs: \$1,146,000.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

City of Kansas City

Shoal Creek TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Hunt Midwest
Senate District: 17
House District: 34,35

Original Date Plan/Project Approved:

11/10/1994

Plan Description:

Construction of residential and commercial uses; infrastructure improvements including construction of portions of the following streets: Shoal Creek Parkway, N. Flintlock Road, N. Brighton Road, NE 72nd Street, Maplewoods Parkway and NE 76th Street.

Plan/Project Under Construction

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 450

Actual to Date: 500

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Kansas City
Shoal Creek TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,876,042.17 As of: 4/30/2004

Payments in Lieu of Taxes:

 Total received since inception: \$14,546,664.42 Amount on Hand: \$3,187,115.54

Economic Activity Taxes:

 Total recieved since inception: \$9,026,323.88 Amount on Hand: \$2,688,926.63

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$51,559,845.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$330,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$51,899,845.00

Anticipated TOTAL Project Costs: \$70,002,555.00

Status: Financing Method: pay-as-you-go, Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

City of Kansas City

Southtown/31st and Baltimore TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): HCA

Senate District: 9,10

House District: 37,43

Original Date Plan/Project Approved:

12/19/1994

Plan Description:

Rehabilitation and new construction of commercial, residential, and institutional services.

Plan/Project Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 476

Actual to Date: 405

Number of Retained Jobs:

Projected: 0

Actual to Date: 10178

City of Kansas City
Southtown/31st and Baltimore TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$3,763,167.32 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,760,111.52 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$36,503,559.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$6,758,880.00
Other:	\$34,148,762.00
Other:	\$3,985,318.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$91,742,181.00

Anticipated TOTAL Project Costs: \$168,155,968.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of Kansas City

Summit TIF Plan-Output Technologies

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): Output Technologies, Inc.

Senate District: 10

House District: 37

Original Date Plan/Project Approved:

8/31/1995

Plan Description:

Creation of a technology campus through adaptive reuse of existing structures and construction of new office/warehouse and light industrial structures; parking; landscape improvements.

Plan/Project Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 0

Actual to Date: 399

Number of Retained Jobs:

Projected: 3

Actual to Date: 304

City of Kansas City
Summit TIF Plan-Output Technologies

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$169,437.04 As of: 4/30/2004

Payments in Lieu of Taxes:

 Total received since inception: \$220,810.02 Amount on Hand: \$56,043.80

Economic Activity Taxes:

 Total received since inception: \$812,509.83 Amount on Hand: \$113,393.24

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$1,360,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$429,060.00
Other:	\$775,000.00
Other:	\$342,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$2,906,060.00

Anticipated TOTAL Project Costs: \$6,276,052.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

City of Kansas City

Summit TIF Plan-Pershing Building Project

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Pershing Building, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved:

8/10/2000

Plan Description:

The First Amendment to the Summit TIF Plan provides for newly revised projects 7, 8, 9 and 9A to be added to the plan. These projects provide for the rehabilitation and adaptive reuse of the Pershing Building to allow for two new upscale restaurants to occupy the building, as well as 116,000 square feet of office space on the upper floors of the building. In addition, Project 9 provides for construction of a new hotel structure with landscaping and parkland improvements. New surface parking lots as well as structured parking garages will be constructed to serve these developments.

Plan/Project Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 255

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Kansas City
Summit TIF Plan-Pershing Building Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,952,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,915,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$4,867,500.00

Anticipated TOTAL Project Costs: \$13,640,000.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

City of Kansas City

Three Trails TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): TIAA
Senate District: 9
House District: 44

Original Date Plan/Project Approved:

2/7/2002

Plan Description:

The plan provides for the revitalization of the Bannister Mall as the newly renovated Three Trails Mall.

Plan/Project Inactive

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 380

Actual to Date: 720

Number of Retained Jobs:

Projected: 1720

Actual to Date: 0

City of Kansas City
Three Trails TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$296,000.00

Other: \$31,500,000.00

Other: \$1,500,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$33,296,000.00

Anticipated TOTAL Project Costs: \$83,296,000.00

Status: Financing Method: TIF Bond

Original estimated number of years to retirement: 31

Current anticipated estimated number of years to retirement: 31

City of Kansas City

Tower Properties TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Tower Properties
Senate District: 10
House District: 37

Original Date Plan/Project Approved:

11/27/1995

Plan Description:

Construction of 1 million square feet of office space; rehabilitation of former Federal Building located at 909 Walnut Street, construction of approximately 2000 structure parking spaces.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 135

Actual to Date: 70

Number of Retained Jobs:

Projected: 0

Actual to Date: 2

City of Kansas City
Tower Properties TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,169.30 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$24,736.63 Amount on Hand: \$3,169.30

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$26,136,856.00
Property Acquisition and Relocation Costs:	\$1,000,000.00
Project Implementation Costs:	\$576,210.00
Other:	\$2,028,246.00
Other:	\$1,532,701.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$31,281,513.00

Anticipated TOTAL Project Costs: \$229,677,465.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

City of Kansas City

Tower Properties, Project H TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): 911 E. Walnut, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved:

11/27/1995

Plan Description:

The Plan calls for the development of the Redevelopment Area through the following activities: construction of 1 million square feet of office space and construction of approximately 2,750 structured parking spaces together with all appurtenances thereto including streetscape in Project Areas A through G and I. Project H consists of the rehabilitation and redevelopment of the 34-story building at 909 East Walnut constructed during the Great Depression as an office building by Fidelity National Bank & Trust and the 9-story building located at 927 East Walnut. A 7-level parking facility will be constructed between the buildings.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to construct adequate capacity to support project.

Number of New Jobs:

Projected: 135

Actual to Date: 110

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Kansas City
Tower Properties, Project H TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$6,971,418.00
Property Acquisition and Relocation Costs:	\$1,000,000.00
Project Implementation Costs:	\$0.00
Other: Interest	\$322,701.00
Other: Contingency	\$528,246.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$8,822,365.00

Anticipated TOTAL Project Costs: \$8,822,365.00

Status: Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

City of Kansas City

Union Hill TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Union Hill Development Company
Senate District: 10
House District: 37, 38

Original Date Plan/Project Approved: 12/18/1997

Plan Description:

The Plan provides for the continuation of neighborhood revitalization efforts begun under the Union Hill Chapter 353 designation. The TIF Plan provides specifically for acquisition and blight removal, infrastructure improvements, a residential and a commercial loan/grant program, and community center improvements. The TIF plan provides for the expansion of the redevelopment area beyond the boundaries of the existing Chapter 353 area and provides for the reinvestment within the redevelopment area of the incremental taxes resulting from the 353 redevelopment's which area now appearing on the tax rolls.

Plan/Project Fully Operational

Area Type: Conservation

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	30	Actual to Date:	113
------------	----	-----------------	-----

Number of Retained Jobs:

Projected:	0	Actual to Date:	0
------------	---	-----------------	---

City of Kansas City
Union Hill TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$60,301.30 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$495,276.61 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$363,869.73 Amount on Hand: \$60,301.30

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,585,000.00

Property Acquisition and Relocation Costs: \$4,632,500.00

Project Implementation Costs: \$698,345.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$11,915,845.00

Anticipated TOTAL Project Costs: \$69,610,645.00

Status: Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

City of Kansas City

Union Hill-KCPT TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Union Hill Development Company
Senate District: 10
House District: 37, 38

Original Date Plan/Project Approved: 10/26/2000

Plan Description:

KCPT acquired five deteriorated building west of the current faculty (105, 109, 107, 111, 115 E. 31st Street). Four of these buildings will be demolished, the fifth will be renovated along with the current facility to prepare for digital conversion.

Plan/Project Fully Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
------------	---	-----------------	---

Number of Retained Jobs:

Projected:	0	Actual to Date:	95
------------	---	-----------------	----

City of Kansas City
Union Hill-KCPT TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$509,949.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$509,949.00

Anticipated TOTAL Project Costs: \$15,500,000.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

City of Kansas City

Universal Floodwater TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Universal Land Redevelopment
Senate District: 10
House District: 40

Original Date Plan/Project Approved:

4/18/1991

Plan Description:

The Plan provides that the new taxes resulting from the construction of between 2.8 million and 3.3 million square feet of commercial and industrial development shall reimburse costs of flood control and water detention, street improvements and storm sewers. The objective of the Plan is to construct a pump station which will solve the flooding problem for the redevelopment area and adjacent areas.

Plan/Project Fully Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 6000

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Kansas City

Universal Floodwater TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$432,858.62 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$4,819,133.37 Amount on Hand: \$369,331.98

Economic Activity Taxes:

Total received since inception: \$1,042,885.22 Amount on Hand: \$63,526.64

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$16,037,152.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$16,187,152.00

Anticipated TOTAL Project Costs: \$137,328,152.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

City of Kansas City

Uptown Theater TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): UGA, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved:

6/11/1994

Plan Description:

The intent of the Uptown Tax Increment Financing Plan is to revitalize a key section of the Broadway Corridor. Essentially encompassing Broadway Boulevard from 37th Street to 40th Street, the plan promotes redevelopment within a deteriorating stretch of Broadway. Anchored by the restoration of the Uptown Theater and the redevelopment of the neighboring Valentine Shopping Center, the plan intends to re-establish a cohesive corridor and neighborhood link between Westport and upper Broadway Boulevard.

Plan/Project Fully Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 807

Actual to Date: 377

Number of Retained Jobs:

Projected: 0

Actual to Date: 92

City of Kansas City
Uptown Theater TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$38.76 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$36,897.79 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$264,243.62 Amount on Hand: \$38.76

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$29,393,910.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$29,393,910.00

Anticipated TOTAL Project Costs: \$107,760,616.00

Status: Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of Kansas City

Walnut Creek TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Deck Investment Group
Senate District: 17
House District: 31

Original Date Plan/Project Approved:

11/23/1988

Plan Description:

The Walnut Creek Plan calls for the construction of 350 apartment units and amenities, as well as the construction of intersection improvements at NE 42nd & N. Holmes, extension of Parvin Road and NE Tracy, and installation water and sanitary sewer improvements. The Plan also provided for the reimbursement of certain planning and design costs to the City and North Kansas City School District and requires that 50% of the PILOTS be returned to the affected taxing districts. The apartments and intersection improvements at 42nd & Holmes have been completed. The remaining street improvements are yet to be done.

Plan/Project Fully Operational

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 5

City of Kansas City
Walnut Creek TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$795.31 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$2,386,253.54 Amount on Hand: \$795.31

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,773,828.00

Property Acquisition and Relocation Costs:

Project Implementation Costs: \$129,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$2,902,828.00

Anticipated TOTAL Project Costs: \$17,632,002.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

City of Kansas City

West Edge TIF Plan

Contact Agency: E.D.C.

Contact Phone: (816) 221-0636

Developer(s): Roanoke Manor LLC

Senate District: 10

House District: 39, 44

Original Date Plan/Project Approved:

4/17/2003

Plan Description:

Project improvements will consist of the addition of high quality mixed use redevelopment that is consistent in design and scope with the existing Plaza area landscape.

Plan/Project Starting Up

Area Type: Conservation

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 1035

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Kansas City
West Edge TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$17,900,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,498,358.00

Other: \$603,006.00

Other: \$849,725.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$20,851,089.00

Anticipated TOTAL Project Costs: \$76,602,621.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

City of Kansas City

Winchester Ventures TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Winchester Ventures II
Senate District: 9
House District: 42, 50

Original Date Plan/Project Approved:

12/19/1991

Plan Description:

The Winchester Center TIF Plan will enable the development of a business campus which can compete with those settings located in the outlying suburbs and at the same time help provide basic infrastructure improvements to an older residential neighborhood. Winchester Venture has begun site improvements and construction of roads and sewers necessary to serve commercial redevelopment. The area has experienced the expansion of the DST facility and the construction of the American Cablevision, State Farm, and USDA Buildings. The new tax revenues from these buildings and the proposed USDA building will be used to finance the cost of roads and sewers for the adjacent single family houses.

Plan/Project Fully Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 680

Actual to Date: 980

Number of Retained Jobs:

Projected: 0

Actual to Date: 140

City of Kansas City
Winchester Ventures TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$9,218.73 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$3,812,399.40 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,225,998.62 Amount on Hand: \$9,218.73

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$12,180,952.00
Property Acquisition and Relocation Costs:	\$741,000.00
Project Implementation Costs:	\$178,180.00
Other: Demolition	\$125,000.00
Other: Home Improve Grant	\$195,000.00
Other: Consultants	\$1,079,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$14,499,132.00

Anticipated TOTAL Project Costs: \$135,320,992.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

City of Kansas City

Winchester-Visions TIF Plan

Contact Agency: E.D.C.
Contact Phone: (816) 221-0636
Developer(s): Visions Building Corporation
Senate District: 9
House District: 42, 50

Original Date Plan/Project Approved:

12/19/1991

Plan Description:

This TIF plan is an extension of the Winchester Center TIF Plan. Visions is known as Project 13 in the First Amendment of the Winchester Center TIF plan and calls for the development of the redevelopment area by construction approximately 1,133,600 square feet of office space and 20,000 square feet of retail space. Also, included in this project is the acquisition of residential property, the rehabilitation of existing residential neighborhood, together with all necessary appurtenances, utilities and street improvements.

Plan/Project Fully Operational

Area Type: Conservation

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 220

City of Kansas City
Winchester-Visions TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$710.87 As of: 4/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$307,937.35 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$179,834.36 Amount on Hand: \$710.87

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$550,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$550,000.00

Anticipated TOTAL Project Costs: \$2,400,000.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

City of Kearney

Methodist Church Redevelopment Tax Increment Financing Plan

Contact Agency: City Of Kearney

Contact Phone: (816) 903-4729

Developer(s): DEW, LLC

Senate District: 21

House District: 35

Original Date Plan/Project Approved:

8/21/2000

Plan Description:

Owners proposed to contribute \$325,000 inland acquisition costs and expect to spend an additional 1.3 million to rehabilitate the Methodist Church building and construct approximately 20,000 sq ft new retail/office space. Tax increment financing up to \$310,000 would be used to finance storm water detention improvements. No enclosed storm water system currently exists in downtown area and would greatly enhance downtown area.

Plan/Project

Area Type:

But for Determination:

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of Kearney
Methodist Church Redevelopment Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,903.00 As of: 3/31/2004

Payments in Lieu of Taxes:

Total received since inception: \$24,704.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$15,689.00 Amount on Hand: \$4,903.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of Kearney

Northland Development Redevelopment Area

Contact Agency: City of Kearney

Contact Phone: (816) 903-4729

Developer(s): Platte Clay Industrial Development Corporation

Senate District: 21

House District: 35

Original Date Plan/Project Approved:

9/5/1995

Plan Description:

Platte Clay Electric Cooperative Corporation headquarters/warehouse facility (a 100, 000 sq ft facility) required water and sewer main extensions, Highway 92 widening, new street construction in order to locate site in Kearney. A second phase was approved 2002 to invest \$600,000 into infrastructure, opening up additional ground for development. The TIF area remained the same size, the life of the TIF was not extended.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of Kearney
Northland Development Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$58,018.00 As of: 3/31/2004

Payments in Lieu of Taxes:

Total received since inception: \$818,429.00 Amount on Hand: \$58,018.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of Kirksville

Kirksville Downtown Improvement TIF Plan

Contact Agency: City of Kirksville

Contact Phone: (660) 627-1224

Developer(s):

Senate District: 18

House District: 2

Original Date Plan/Project Approved:

12/27/1999

Plan Description:

Plan is intended to fund the implementation of the Kirksville Downtown Development Plan. Under this plan, the area will be redeveloped as one project. The project is a mixed-use development. Project components include construction of new business building, remodeling of existing buildings, façade improvements, renovation of streets, sidewalks and other public areas. Downtown infrastructure will be improved. Wayfinding signs/pedestrian access enhanced. Downtown business/residents and surrounding institutions-Truman State, A>T> Still University, and Northeast Regional Medical Center will see increased traffic, increases in student retention and enhanced sales taxes and property taxes.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 90

Actual to Date: 117

Number of Retained Jobs:

Projected: 90

Actual to Date: 134

City of Kirksville
Kirksville Downtown Improvement TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$99,007.00 As of: 3/31/2004

Payments in Lieu of Taxes:

Total received since inception: \$211,681.00 Amount on Hand: \$207,763.00

Economic Activity Taxes:

Total received since inception: \$184,396.00 Amount on Hand: \$84,008.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$15,000,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other: Legal/Administration	\$52,479.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$52,479.00

Anticipated TOTAL Project Costs: \$15,052,479.00

Status: Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of Kirksville

Southeast Quadrant Economic Development Area

Contact Agency: City of Kirksville

Contact Phone: (660) 627-1224

Developer(s):

Senate District: 18

House District: 2

Original Date Plan/Project Approved:

12/29/1987

Plan Description:

The city will pursue improvements to water, sewer and road systems. Total cost of improvements will be \$1,242,000. LaHarpe Street has been extended through to Jamison. Water and sewer service has been extended along LaHarpe Street. Jamison Street will be extended and an alternative access road installed. These improvements will provide needed utilities and transportation routes to an underdeveloped area of the community.

Plan/Project Fully-Operational

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 100

Actual to Date: 139

Number of Retained Jobs:

Projected: 100

Actual to Date: 133

City of Kirksville
Southeast Quadrant Economic Development Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$128,408.00 As of: 3/31/2004

Payments in Lieu of Taxes:

Total received since inception: \$1,418,925.00 Amount on Hand: \$124,927.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$1,192,000.00
Property Acquisition and Relocation Costs:	\$50,000.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$1,242,000.00

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

City of Kirkwood

Meacham Park Redevelopment Project

Contact Agency: Planning and Development Department

Contact Phone: (314) 822-5808

Developer(s): The DESCO Group, Inc

Senate District: 15

House District: 95

Original Date Plan/Project Approved:

12/1/1994

Plan Description:

Mixed use commercial/residential redevelopment of the Meacham Park Neighborhood. The plan will develop 52 acres, 500,000 sq ft retail center, construct new infill housing and provide funding for major improvements to the neighborhood such as housing rehabilitation, street improvement, park acquisition and development, etc.

Plan/Project Fully Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the marketplace.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 600

Actual to Date: 1161

Number of Retained Jobs:

Projected:

Actual to Date:

City of Kirkwood
Meacham Park Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,954,778.00 As of: 3/31/2004

Payments in Lieu of Taxes:

 Total received since inception: \$3,761,120.00 Amount on Hand: \$580,569.00

Economic Activity Taxes:

 Total received since inception: \$8,894,520.00 Amount on Hand: \$1,374,209.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$4,000,000.00
Property Acquisition and Relocation Costs:	\$6,560,000.00
Project Implementation Costs:	\$870,000.00
Other: Public Improvement	\$1,350,000.00
Other: Housing Program	\$1,500,000.00
Other: Neighborhood Improvement	\$1,150,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$15,430,000.00

Anticipated TOTAL Project Costs: \$57,000,000.00

Status: Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

City of Kirkwood

Pioneer Place

Contact Agency: Planning and Development Department

Contact Phone: (314) 822-5808

Developer(s): NOVUS Development Company

Senate District: 15

House District: 94

Original Date Plan/Project Approved:

12/21/1995

Plan Description:

Redevelopment of a seven acre site in downtown formerly composed of a Missouri State Highway Department Building and five additional parcels. Construction commercial retail and office complex of five buildings. Two office buildings, a day care center, a retail/office building and a relocated Taco Bell building were constructed on the site.

Plan/Project Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the marketplace.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 0

Actual to Date: 257

Number of Retained Jobs:

Projected: 0

Actual to Date: 132

City of Kirkwood
Pioneer Place

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$312,596.00 As of: 3/31/2004

Payments in Lieu of Taxes:

 Total received since inception: \$1,641,264.00 Amount on Hand: \$258,829.00

Economic Activity Taxes:

 Total recieved since inception: \$342,109.00 Amount on Hand: \$53,767.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$781,500.00
Property Acquisition and Relocation Costs:	\$1,738,500.00
Project Implementation Costs:	\$0.00
Other: Consultant/Legal	\$60,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$2,580,000.00

Anticipated TOTAL Project Costs: \$2,580,000.00

Status: Financing Method: TIF Bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 13

City of Lee's Summit

Chapel Ridge Tax Increment Financing Plan

Contact Agency: City of Lee's Summit

Contact Phone: (816) 969-7527

Developer(s): Atcheson & Haas, L.L.C.

Senate District: 8

House District: 52, 55

Original Date Plan/Project Approved:

12/7/2000

Plan Description:

Project consists of a mixed-use commercial development expected to contain at least two hundred sixty thousand square feet of retail space and at least four hundred eighty thousand square feet of office space and a hotel. The project is designed to enhance the tax base of the city, and employment opportunities in the city and to develop the infrastructure in the district and adjacent to its boundaries

Plan/Project Under Construction

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 2599

Actual to Date: 373

Number of Retained Jobs:

Projected:

Actual to Date:

City of Lee's Summit

Chapel Ridge Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,959.60 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$1,952,671.49 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,715,966.67 Amount on Hand: \$4,959.60

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$23,752,640.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,274,160.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$25,846,800.00

Anticipated TOTAL Project Costs: \$101,846,800.00

Status: Financing Method: pay-as-you-go, other bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of Lee's Summit

I-470 & 350 Highway Tax Increment Financing District

Contact Agency: City of Lee's Summit

Contact Phone: (816) 969-7527

Developer(s): RED Capital Holdings of Lee's Summit

Senate District: 47

House District:

Original Date Plan/Project Approved:

4/4/2000

Plan Description:

Development of a Regional shopping center. The shopping center provides additional employment opportunities for the residents of Lee's Summit and increases the tax base of the city and other taxing districts.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the marketplace.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:

Actual to Date: 1167

Number of Retained Jobs:

Projected:

Actual to Date:

City of Lee's Summit
I-470 & 350 Highway Tax Increment Financing District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,736,739.40 As of: 6/30/2004

Payments in Lieu of Taxes:

 Total received since inception: \$3,035,032.23 Amount on Hand: \$0.00

Economic Activity Taxes:

 Total received since inception: \$6,825,884.69 Amount on Hand: \$1,736,739.40

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$5,939,075.35
Property Acquisition and Relocation Costs:	\$3,449,333.00
Project Implementation Costs:	\$2,621,630.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$12,010,038.35

Anticipated TOTAL Project Costs: \$117,526,500.00

Status: Financing Method: pay-as-you-go, TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of Lee's Summit

New Longview

Contact Agency: City of Lee's Summit
Contact Phone: (816) 969-7527
Developer(s): Gale Communities, Inc.
Senate District: 8
House District: 56

Original Date Plan/Project Approved:

3/21/2002

Plan Description:

The plan calls for the renovation of 13 historic building structures, as well as construction of approximately 220,000 square feet of retail office space and 176,000 square feet of office space. To preserve the historic buildings located on Longview Farm and provide a mixed-use commercial area that will enhance the tax base of the city and other taxing districts.

Plan/Project Starting-Up

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of Lee's Summit

New Longview

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$18,291.59 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,542,227.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,846,756.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$13,388,983.00

Anticipated TOTAL Project Costs: \$200,665,294.00

Status: Financing Method: pay-as-you-go, TIF Bond, other bond, other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of Lee's Summit

Northeast Tax Increment Financing (TIF) District

Contact Agency: City of Lee's Summit

Contact Phone: (816) 969-7527

Developer(s): LeMone Smith Development Co

Senate District: 8

House District: 52, 55

Original Date Plan/Project Approved:

12/22/1988

Plan Description:

The project was constructed to serve the Lakewood business Center on Interstate 470. The goal was to facilitate development of the area by eliminating direct infrastructure costs for companies located in the district. The public improvements included water lines, sewer mains, storm sewers and streets at an estimated cost of \$1,789,324.00. Creation of new jobs and additional tax revenues not captured by the TIF and sales taxes.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:

Actual to Date: 380

Number of Retained Jobs:

Projected:

Actual to Date:

City of Lee's Summit
Northeast Tax Increment Financing (TIF) District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$305,848.73 As of: 6/30/2004

Payments in Lieu of Taxes:

 Total received since inception: \$5,193,091.59 Amount on Hand: \$305,848.73

Economic Activity Taxes:

 Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$3,770,957.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$3,770,957.00

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method: Loan, Other bond

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 18

City of Lee's Summit

Tuscany Manor Conservation Area

Contact Agency: City of Lee's Summit

Contact Phone: (816) 969-7527

Developer(s): V's Restaurant

Senate District: 8

House District: 56

Original Date Plan/Project Approved:

4/15/1999

Plan Description:

To restore and preserve the historical residential structure on the property by converting the structure to a distinctive restaurant

Plan/Project Fully-Operational

Area Type: Conversation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 75

Actual to Date: 45

Number of Retained Jobs:

Projected:

Actual to Date:

City of Lee's Summit

Tuscany Manor Conservation Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,365.97 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$65,447.91 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$80,333.27 Amount on Hand: \$8,365.97

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: Rehabilitation Costs \$385,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$385,000.00

Anticipated TOTAL Project Costs: \$1,840,000.00

Status: Financing Method: Other

Original estimated number of years to retirement: 8

Current anticipated estimated number of years to retirement: 8

City of Maplewood

Deer Creek

Contact Agency: City of Maplewood
Contact Phone: (314) 646-3603
Developer(s): Summit Development
Senate District: 24
House District: 73

Original Date Plan/Project Approved: 2/9/1990

Plan Description:

The Deer Creek Redevelopment Project Area had long been known for its aging industrial sector, salvage yards, dump sites and flood hazard areas. Higher traffic volumes in this area over the past twenty years have increased the commercial potential for this area. Due to the excessive costs and limitations posed by obsolete land usage, inferior sized lots, environmental clean-up and site preparation made redeveloping this area extremely difficult. Therefore, it was necessary to use TIF to defer many of these exorbitant costs associated with redeveloping this area into a commercial strip that would be the highest and best use of this land. Public Benefits include: alleviation of a public safety and health hazard, provide a larger tax base in terms of property tax and potential sales tax revenue, improvement of parks and recreation amenities.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions. Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	Actual to Date:	55
------------	-----------------	----

Number of Retained Jobs:

Projected:	65	Actual to Date:	65
------------	----	-----------------	----

City of Maplewood
Deer Creek

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$272,084.00 As of: 12/31/2003

Payments in Lieu of Taxes:

Total received since inception: \$1,013,885.00 Amount on Hand: \$272,084.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$772,500.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$772,500.00

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method: TIF Bond

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: paid off

City of Maplewood

Maplewood Square

Contact Agency: City of Maplewood

Contact Phone: (314) 646-3603

Developer(s): Koman Properties

Senate District: 24

House District: 73

Original Date Plan/Project Approved:

4/23/1997

Plan Description:

Demolition of a structurally unsound Municipal parking garage that adjoined a vacant K-Mart and a strip of street level shops that were never fully occupied. The Shop 'n Save, one block away from the redevelopment site was threatening to leave the City for a larger up-to-date building. Therefore, a plan was developed to retain Shop 'n Save and relocate them to the aforementioned site that was to be redeveloped. Public benefits: the removal of an obsolete structure that was an aesthetic as well as an economic albatross for the Central Business District of downtown Maplewood. Additionally, the public benefits of this project are increased commercial activity for this area, abating a public safety hazard, and preserving pedestrian access to a merchant that is often patronized by handicapped individuals.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 50

Actual to Date: 50

Number of Retained Jobs:

Projected: 75

Actual to Date: 75

City of Maplewood
Maplewood Square

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$699,810.00 As of: 12/31/2003

Payments in Lieu of Taxes:

Total received since inception: \$354,996.00 Amount on Hand: \$500,605.00

Economic Activity Taxes:

Total received since inception: \$2,751,543.00 Amount on Hand: \$199,205.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,800,000.00

Property Acquisition and Relocation Costs: \$2,550,000.00

Project Implementation Costs: \$100,000.00

Other: Architecture and Engineering Fees \$420,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$4,870,000.00

Anticipated TOTAL Project Costs: \$14,120,000.00

Status: Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

City of Maplewood

South Big Bend TIF Redevelopment Project

Contact Agency: City of Maplewood
Contact Phone: (314) 645-3603
Developer(s): Sunquad Corporation
Senate District: 24
House District: 734

Original Date Plan/Project Approved: 10/22/1991

Plan Description:

Redevelopment of the former Bristol Steel Plant, Sonoco Industries Plant, Essex Industries, Lowell Manufacturing, an old quarry site and the abandoned Terminal Railroad into an office park. Public benefits include: removal of dioxin contaminants, enhancement of the real estate tax base for all taxing districts, increased employment opportunities, improvement of public streets and utilities.

Plan/Project Fully Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	1500	Actual to Date:	1000
------------	------	-----------------	------

Number of Retained Jobs:

Projected:	300	Actual to Date:	300
------------	-----	-----------------	-----

City of Maplewood
South Big Bend TIF Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,436.00 As of: 12/31/2003

Payments in Lieu of Taxes:

Total received since inception: \$2,304,146.00 Amount on Hand: \$2,436.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$4,014,390.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$710,610.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$4,725,000.00

Anticipated TOTAL Project Costs: \$20,000,000.00

Status: Financing Method: Private Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of Maryville

LMP Steel & Wire Expansion

Contact Agency: City of Maryville
Contact Phone: (660) 562-8001
Developer(s): LMP Steel & Wire Company
Senate District: 12
House District: 4

Original Date Plan/Project Approved: 4/14/2004

Plan Description:

Developer will construct a 400,000 square foot manufacturing facility into which they will relocate the recently acquired Excel Grinding company from Howard, Indiana

Plan/Project Starting Up

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 40 Actual to Date:

Number of Retained Jobs:

Projected: Actual to Date:

City of Maryville
LMP Steel & Wire Expansion

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of:

Payments in Lieu of Taxes:
Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:
Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$121,348.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other: Parking lot/driveway	\$235,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$356,348.00

Anticipated TOTAL Project Costs: \$356,348.00

Status: Financing Method: pay-as-you-go
Original estimated number of years to retirement: 9
Current anticipated estimated number of years to retirement: 9

City of Mexico

Southwest Industrial Redevelopment Area

Contact Agency: City of Mexico

Contact Phone: (573) 581-2100

Developer(s):

Senate District: 18

House District: 21

Original Date Plan/Project Approved:

12/30/1994

Plan Description:

The plan called for the construction of a natural gas pipeline to serve Cerro Copper Casting Company and the Industrial Park.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 29

Actual to Date: 50

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of Mexico
Southwest Industrial Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$58,946.21 As of: 1/17/2005

Payments in Lieu of Taxes:

Total received since inception: \$240,292.16 Amount on Hand: \$28,575.06

Economic Activity Taxes:

Total received since inception: \$172,536.32 Amount on Hand: \$17,168.49

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$300,000.00

Property Acquisition and Relocation Costs: \$5,200.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$305,200.00

Anticipated TOTAL Project Costs: \$335,200.00

Status: Financing Method: TIF Bond

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 12

City of Moberly

McCormick Place TIF Project

Contact Agency: City Manager's Office
Contact Phone: (660) 263-8705
Developer(s): Orsheln Properties, LLP
Senate District: 19
House District: 22

Original Date Plan/Project Approved: 12/1/1993

Plan Description:

Plan called for design and installation of roadway improvements; water and sanitary and storm sewers extensions; landscaping and surface parking and lighting as required to permit redevelopment of an economically obsolete area for planned commercial use.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	37	Actual to Date:	45
------------	----	-----------------	----

Number of Retained Jobs:

Projected:	6	Actual to Date:	15
------------	---	-----------------	----

City of Moberly
McCormick Place TIF Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/1/2004

Payments in Lieu of Taxes:

Total received since inception: \$540,063.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,180,755.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$509,200.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$161,000.00
Other: site improvement/landscaping	\$431,500.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$1,101,700.00

Anticipated TOTAL Project Costs: \$6,120,000.00

Status: Financing Method: TIF Notes

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement: 3

City of Monett

Monett TIF District

Contact Agency: City of Monett

Contact Phone: (417) 235-3763

Developer(s):

Senate District: 29

House District: 131

Original Date Plan/Project Approved:

12/30/1996

Plan Description:

Traffic Hazards

Plan/Project Fully Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of Monett
Monett TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$678,794.15 As of: 3/31/2004

Payments in Lieu of Taxes:

Total received since inception: \$2,128,760.64 Amount on Hand: \$464,092.83

Economic Activity Taxes:

Total received since inception: \$839,070.70 Amount on Hand: \$215,486.32

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$0.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$6,365,419.36

Status: Financing Method: TIF Bond

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 6

City of Mound City

Mound City Mo TIF District

Contact Agency: City of Mound City

Contact Phone: (660) 442-3447

Developer(s): Mound City Development Corporation

Senate District: 12

House District: 004

Original Date Plan/Project Approved:

8/30/2002

Plan Description:

The intent of the plan is to use tax increment financing to pay costs associated with installation of infrastructure, commercial buildings and related improvements in the Area as well as other costs associated with the elimination of blighted conditions. The Phase 1 Project of the Plan was for redevelopment of property at the southeast corner of 5th Street and State Street. A 7,500 sq ft retail store building was constructed by the Developer and leased to Dollar General Stores for commercial use.

The Phase 2 Project was for redevelopment of property on the east side of State Street at the intersection with Highway 118. The developer constructed a 4,000 sq ft convenience store with a 1,000 sq ft attached food service restaurant (Subway) for commercial use. The Phase 3 Project involved the remodeling of a building and parking lot on the west side of State Street at the intersection with Highway 118 for use as a McDonald's restaurant.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 66

Actual to Date: 63

Number of Retained Jobs:

Projected: 66

Actual to Date: 63

City of Mound City
Mound City Mo TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,139.48 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$32,279.31 Amount on Hand: \$8,139.48

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,117.66

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$802,400.00

Other: Administrative Costs \$16,471.35

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$822,989.01

Anticipated TOTAL Project Costs: \$1,136,102.20

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 16

City of North Kansas City

Northgate Village Tax Increment Financing Plan

Contact Agency: City of North Kansas City

Contact Phone: (816) 274-6000

Developer(s):

Senate District:

House District:

Original Date Plan/Project Approved:

1/25/2000

Plan Description:

Plan/Project

Area Type:

But for Determination:

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of North Kansas City
Northgate Village Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/31/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of O'Fallon

Venture Industrial Park TIF Project

Contact Agency: City of O'Fallon

Contact Phone: (636) 240-2000

Developer(s):

Senate District: 23

House District: 12

Original Date Plan/Project Approved:

11/18/1992

Plan Description:

Construction of a photo processing studio, warehouse, corporate office buildings, parking lots, street connection, extend water lines, access road, purchase abandon restaurant, site improvements, landscaping and lighting.

Plan/Project

Area Type:

But for Determination:

Blighted area due to inadequate street layout, deterioration of site improvements, lack of water supply and economic liability to comm

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of O'Fallon
Venture Industrial Park TIF Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 8/31/2004

Payments in Lieu of Taxes:

Total received since inception: \$202,902.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method:

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20

City of Osage Beach

Prewitt's Highway 54 Enterprises LLC

Contact Agency: City of Osage Beach
Contact Phone: (573) 302-2000
Developer(s): Prewitt's Hwy 54 Enterprises LLC
Senate District: 6
House District: 115

Original Date Plan/Project Approved: 7/6/2000

Plan Description:

Development of big box retail and small stores, road improvements to the intersection of 54 Highway and 42 Highway including the addition of stop lights and rerouting of Missouri Route D were approved and recommended by MODOT. Infrastructure improvements also include the extension of fire protection, water and sewer to the School of the Osage.

Plan/Project Under Construction
Area Type: Blight, Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: Actual to Date: 180

Number of Retained Jobs:

Projected: Actual to Date:

City of Osage Beach
Prewitt's Highway 54 Enterprises LLC

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2003

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$12,830,305.00
Property Acquisition and Relocation Costs:	\$2,400,000.00
Project Implementation Costs:	\$600,000.00
Other: Contingency 5%	\$791,515.00
Other: Misc	\$150,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$16,771,820.00

Anticipated TOTAL Project Costs: \$93,648,029.00

Status: Financing Method: TIF Bond

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20

City of Ozark

Tracker Marine Corporation

Contact Agency: City of Ozark
Contact Phone: (417) 581-2407
Developer(s): Tracker Marine Corporation
Senate District: 29
House District: 142
Original Date Plan/Project Approved: 5/16/1988
Plan Description:
Infrastructure improvements for industrial expansion

Plan/Project Fully Operational

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support the project

Number of New Jobs:

Projected:	120	Actual to Date:	150
------------	-----	-----------------	-----

Number of Retained Jobs:

Projected:	0	Actual to Date:	0
------------	---	-----------------	---

City of Ozark
Tracker Marine Corporation

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2004

Payments in Lieu of Taxes:

Total received since inception: \$314,713.85 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method: TIF Bond

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 0

City of Raytown

USA 800 Redevelopment Plan

Contact Agency: City of Raytown

Contact Phone: (816) 737-6059

Developer(s): USA 800, Inc.

Senate District: 10

House District: 50

Original Date Plan/Project Approved:

8/5/1998

Plan Description:

The planned project calls for the construction of a two story building of approximately 21,000 square feet. The building will include 10,000 sq ft of warehouse space for the fulfillment department, 11,000 sq ft for the call center. The building will be of metal construction with a masonry exterior to complement the three existing structures. The preferred site for the development is the parcel located directly west of the USA 800 complex, bordered by 66th Terrace to the south, and USA 800 complex to the east. This site is zoned C2 and has an existing structure (vacant house). Under current City of Raytown zoning code, the 4,000 sq ft site will be sufficient size for the proposed building and the required parking, if the existing structure is removed.

Plan/Project

Area Type:

But for Determination:

The applicant's business operation has expanded to a point that additional facilities are necessary. The decision of the applicant was whether to expand it's facilities to other location not within the City of Raytown. The additional area will initially house a fulfillment area, where telephone orders are filled. Such space need not be of the quality which the applicant seeks to construct on the redevelopment. Given the fact that this expansion will become an integral part of the overall executive offices of USA 800, the applicant seeks only to construct a building comparable to the currently existing facilities. If,

Number of New Jobs:

Projected: 75

Actual to Date: 50

Number of Retained Jobs:

Projected: 35

Actual to Date: 40

City of Raytown
USA 800 Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of:

Payments in Lieu of Taxes:
Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:
Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$350,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$350,000.00

Anticipated TOTAL Project Costs: \$350,000.00

Status: Financing Method:
Original estimated number of years to retirement:
Current anticipated estimated number of years to retirement:

City of Raytown

Woodson Village Shopping Center Redevelopment Area

Contact Agency: City of Raytown
Contact Phone: (816) 737-6059
Developer(s): Walpert Properties
Senate District: 8
House District: 49

Original Date Plan/Project Approved:

7/7/1997

Plan Description:

The project consists of three one-story concrete brick buildings comprising a neighborhood shopping center that was built in 1973. The interior finish of tenant spaces varied substantially. A majority of the interior spaces were painted sheet rock walls or painted concrete block walls or textured walls. Exposed fluorescent lighting and either carpet flooring or floor tiles were predominant. A substantial majority of the tenant spaces were either damaged or missing ceiling tiles, poor carpeting, inferior floor tiles and damaged walls. The exterior of the property reflected a dilapidated building in significant need of rehabilitation and redevelopment. The shopping center was showing substantial wear over its 23-year existence and most notably in the building facades, signage, parking lot, and other exterior appearances. As a result, the property suffered substantial vacancy (23% as of April 1997), substantial deferred maintenance, and overall need for substantial rehabilitation. Without such redevelopment, this center would have continued to decline

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 51

Actual to Date: 84

Number of Retained Jobs:

Projected: 166

Actual to Date: 112.43

City of Raytown
Woodson Village Shopping Center Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$65,796.45 As of:

Payments in Lieu of Taxes:

Total received since inception: \$156,210.50 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$202,035.16 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$498,831.60

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$16,168.40

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$515,000.00

Anticipated TOTAL Project Costs: \$515,000.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement: 11

City of Shelbina

Shelbina Redevelopment Area

Contact Agency: City of Shelbina

Contact Phone: (573) 588-4014

Developer(s):

Senate District: 18

House District: 8

Original Date Plan/Project Approved:

5/13/2003

Plan Description:

The plan was to facilitate new development in the area, construct necessary improvements within the area, assist in relocation of business and residents that may be displaced as a result of the plan through payment of relocation costs. A new 20 room motel has been built in RPA1, along with an antique store and a trucking company.

Plan/Project Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 12

Actual to Date: 12

Number of Retained Jobs:

Projected:

Actual to Date:

City of Shelbina
Shelbina Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of:

Payments in Lieu of Taxes:
Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:
Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$0.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method: pay-as-you-go
Original estimated number of years to retirement:
Current anticipated estimated number of years to retirement:

City of Sikeston

60/61 TIF District

Contact Agency: City of Sikeston
Contact Phone: (573) 471-2511
Developer(s): Four Corners Development
Senate District: 27
House District: 160
Original Date Plan/Project Approved: 6/5/2000
Plan Description:
A mixture of retail, commercial, and residential

Plan/Project Fully-Operational
Area Type: Blight, Economic Development
But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 180 Actual to Date: 211
Number of Retained Jobs:
Projected: 80 Actual to Date: 100

City of Sikeston
60/61 TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$169,195.00 Amount on Hand: \$22.00

Economic Activity Taxes:

Total recieved since inception: \$907,025.00 Amount on Hand: \$40.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$6,775,000.00
Property Acquisition and Relocation Costs:	\$75,000.00
Project Implementation Costs:	\$150,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$7,000,000.00

Status: Financing Method: TIF Bond, TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of St. Charles

Cave Springs Redevelopment Area - Home Depot Project

Contact Agency: City of St. Charles

Contact Phone: (636) 949-3260

Developer(s): Home Depot U.S.A., Inc.

Senate District: 2

House District: 15

Original Date Plan/Project Approved:

9/19/1996

Plan Description:

Plan includes rehabilitation of the existing shopping center. Demolition of 37,000 sq ft. Site improvement to vacant parcel including significant grading, providing stormwater drainage, roadway and signalization improvements. A new "big box" anchor of approximately 130,000 sq ft of retail space will be constructed. TIF Funding will be used primarily for utility extensions, stormwater detention, site grading, demolition costs, relocation costs and building renovations. The redevelopment plan objectives are to eliminate blight, enhance the tax base of the City and other taxing districts.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of St. Charles

Cave Springs Redevelopment Area - Home Depot Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2003

Payments in Lieu of Taxes:

Total received since inception: \$1,238,514.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,964,909.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,758,600.00

Property Acquisition and Relocation Costs: \$944,400.00

Project Implementation Costs: \$5,700.00

Other: Bldg Rehab \$1,140,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$3,900,000.00

Anticipated TOTAL Project Costs: \$16,725,400.00

Status: Financing Method: TIF Notes

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 8

City of St. Charles

Elm Point Redevelopment Area Phase I & II

Contact Agency: City of St. Charles

Contact Phone: (636) 949-3260

Developer(s): Elm Point Investments; Phase II: M B Properties

Senate District: 23

House District: 17

Original Date Plan/Project Approved:

10/2/1996

Plan Description:

The plan includes site elevation, utility placement, stormwater detention and internal roadway improvements. Additionally, the project anticipates the remediation of the lime detention basin. Private development will include primarily industrial space with possible office use in certain areas,

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Charles
Elm Point Redevelopment Area Phase I & II

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$46,188.00 As of: 12/31/2002

Payments in Lieu of Taxes:

Total received since inception: \$1,429,174.00 Amount on Hand: \$46,188.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$5,771,500.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$406,000.00
Other: Bldg Rehab	\$0.00
Other: Remediation of lime detention basin	\$8,000,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$14,177,500.00

Anticipated TOTAL Project Costs: \$99,724,668.00

Status: Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of St. Charles

St. Charles Center/Mark Twain Mall

Contact Agency: City of St. Charles
Contact Phone: (636) 949-3260
Developer(s): Greater Missouri Builders
Senate District: 23
House District: 18

Original Date Plan/Project Approved:

2/8/1996

Plan Description:

The proposed plan will help in expanding and upgrading retail use within the Redevelopment Area. The redevelopment projects include site improvements, new building construction, upgrades and renovations to existing buildings. TIF funding is being used primarily for building, rehab, roadway & parking lot construction, landscaping, and lighting. The redevelopment plan objectives are to eliminate blight, provide quality retail, office and service uses in the area, reverse decline in the tax base and increase tax base for the future.

Plan/Project Under construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0

Actual to Date: 285

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of St. Charles
St. Charles Center/Mark Twain Mall

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$66,703.00 As of: 12/31/2003

Payments in Lieu of Taxes:

Total received since inception: \$425,587.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,398,389.00 Amount on Hand: \$66,703.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$3,858,350.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$171,650.00
Other: Bldg Rehab	\$9,705,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$13,735,000.00

Anticipated TOTAL Project Costs: \$52,183,600.00

Status: Financing Method: TIF Notes

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 15

City of St. Charles

St. Charles County Convention Center Redevelopment

Contact Agency: City of St. Charles

Contact Phone: (636) 949-3260

Developer(s):

Senate District: 23

House District: 18

Original Date Plan/Project Approved:

11/4/1997

Plan Description:

The proposed redevelopment calls for the construction of a convention center of approximately 128,000 sq ft serving both St. Charles City and St. Charles County, as well as a 259 room high-quality, full-service hotel.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Charles
St. Charles County Convention Center Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/30/2002

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,150,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,500,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$7,650,000.00

Anticipated TOTAL Project Costs: \$84,000,000.00

Status: Financing Method: Other - Certificate of Participation

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of St. Charles

West 370 Redevelopment Area

Contact Agency: City of St. Charles

Contact Phone: (636) 949-3260

Developer(s): MB Properties

Senate District: 23

House District: 17

Original Date Plan/Project Approved:

12/10/1997

Plan Description:

The plan includes development of a business park, which will include retail, commercial and light industrial activities. The project will include raising of sites out of the flood plain, realignment of Cole Creek, relocation of Huster Road, utility relocation and extensions, storm drainage and sanitary sewer lift stations. Additionally, the plan includes development of a 123 acre public park.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Charles

West 370 Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2002

Payments in Lieu of Taxes:

Total received since inception: \$2,242,452.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,440,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$60,000.00

Other: Public Park \$1,500,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$15,000,000.00

Anticipated TOTAL Project Costs: \$210,331,000.00

Status: Financing Method: TIF notes

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 16

City of St. Joseph

Stockyard Redevelopment Tax

Contact Agency: City of St Joseph
Contact Phone: (816) 271-4760
Developer(s): Triumph Foods, LLC
Senate District: 34
House District: 29

Original Date Plan/Project Approved:

10/27/2003

Plan Description:

The Redevelopment Plan provides for the construction of approximately 550,000 gross square feet of improvements to be used for the corporate headquarters and operation of a pork processing facility, estimated value of \$130 million, together with the installation, repair, construction, reconstruction and relocation of certain streets and utilities

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 1000

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Joseph
Stockyard Redevelopment Tax

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$1,090,000.00
Property Acquisition and Relocation Costs:	\$4,375,000.00
Project Implementation Costs:	\$0.00
Other: Project Implementation Costs	\$135,000.00
Other: Public Improvement Costs	\$1,400,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$7,000,000.00

Anticipated TOTAL Project Costs: \$128,500,000.00

Status: Financing Method: Other Bond, Other

Original estimated number of years to retirement: 19

Current anticipated estimated number of years to retirement: 19

City of St. Joseph

Third Street Hotel Development

Contact Agency: City of St Joseph

Contact Phone: (816) 271-4760

Developer(s): HISJ Holdings, LLC

Senate District: 34

House District: 27

Original Date Plan/Project Approved:

1/5/2004

Plan Description:

The project includes redevelopment and renovation of a 170 room hotel, a nationally known restaurant franchise and related site, and landscaping improvements. The Redevelopment Area will result in increased employment within the City and will enhance the tax base of the City.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 132

Actual to Date: 72

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Joseph
Third Street Hotel Development

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$493,000.00
Property Acquisition and Relocation Costs:	\$1,100,000.00
Project Implementation Costs:	\$807,000.00
Other: Project Implementation Costs	\$100,000.00
Other: City Expenses	\$50,000.00
Other: Owner Legal	\$50,000.00
Other: Owner Consulting	\$75,000.00
Other: Misc Other	\$25,000.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$2,700,000.00

Anticipated TOTAL Project Costs: \$6,025,000.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

1141-51 S. 7th Street (352-23)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): KRM Properties II, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

12/10/2002

Plan Description:

Adapt an historic 48,000 sq ft two floor industrial building for office use. Provide an expanded job source for the south edge of downtown.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 200

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Louis
1141-51 S. 7th Street (352-23)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$1,300,000.00

Anticipated TOTAL Project Costs: \$6,542,006.00

Status: Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

1505 Missouri (352-21)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 662-3400

Developer(s): Gilded Age Renovation, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

8/5/2002

Plan Description:

Adoptive reuse of an historic church for 12 condo residential units. Upgrades a deteriorating church structure in the middle of an historic neighborhood.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Louis
1505 Missouri (352-21)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of:

Payments in Lieu of Taxes:
Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:
Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$0.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$600,000.00

Anticipated TOTAL Project Costs: \$2,676,000.00

Status: Financing Method: TIF Notes
Original estimated number of years to retirement:
Current anticipated estimated number of years to retirement:

City of St. Louis

3800 Park Avenue (352-12)

Contact Agency: SLDC
Contact Phone: (314) 622-3400
Developer(s): Park Avenue Management, LLC
Senate District: 5
House District: 64

Original Date Plan/Project Approved: 8/1/2001

Plan Description:

Projects calls for redevelopment of a two-story, 24,000 sq ft building to suit the needs of a high technology company with investment of 1.3 million, developer would lease unneeded space to other complimentary high tech business, public benefit would realize conversion of vacant and deteriorated building into productive tax-producing site. First floor for LGASE.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project. Lack of development at project site.

Number of New Jobs:

Projected:	20	Actual to Date:	5
------------	----	-----------------	---

Number of Retained Jobs:

Projected:	30	Actual to Date:	30
------------	----	-----------------	----

City of St. Louis
3800 Park Avenue (352-12)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of:

Payments in Lieu of Taxes:
Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:
Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$0.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Total Anticipated TIF Reimbursable Project	\$0.00

Anticipated TOTAL Project Costs: \$1,300,000.00

Status: Financing Method:
Original estimated number of years to retirement:
Current anticipated estimated number of years to retirement:

City of St. Louis

4100 Forest Park (352-16)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): The Desco Group

Senate District: 5

House District: 64

Original Date Plan/Project Approved:

12/26/2001

Plan Description:

Project involves the acquisition, renovation and equipping of the 4100 Forest Park Building as commercial space for technology-based companies. Project will renovate an historic and underutilized building, bring high-paying tech jobs, help foster advanced tech industry, assist in locating and expanding new tech businesses, revitalize a depressed area and stimulate further economic development and prosperity.

Plan/Project Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 675

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Louis
4100 Forest Park (352-16)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$66,000,000.00

Status: Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

4200 Laclede Ave (352-19)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): A.C. Murphy Properties & Development

Senate District: 5

House District: 64

Original Date Plan/Project Approved:

6/20/2002

Plan Description:

Project consists of renovation of 4200 Laclede Building into 18 new condominium units. This will preserve a historical building in the City which will increase the tax base and resulting tax revenues for the City, and will serve as catalyst for residential development and private investment in the central west end neighborhood.

Plan/Project Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Louis
4200 Laclede Ave (352-19)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of:

Payments in Lieu of Taxes:
Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:
Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$0.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Total Anticipated TIF Reimbursable Project	\$0.00

Anticipated TOTAL Project Costs: \$6,000,000.00

Status: Financing Method:
Original estimated number of years to retirement:
Current anticipated estimated number of years to retirement:

City of St. Louis

4391-99 West Pine Condo (352-10)

Contact Agency: SLDC
Contact Phone: (314) 622-3400
Developer(s): 110 N. Condominium, LLC
Senate District: 4
House District: 64

Original Date Plan/Project Approved:

2/10/2000

Plan Description:

A long vacant lot is being put to productive use. Public street improvements will result for this section of West Pine Boulevard. The new construction is a three story elementary building containing 32,000 usable sq. ft. plus basement garage space. There will be 12 residential units, 24 parking spaces.

Plan/Project Fully- Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of St. Louis
4391-99 West Pine Condo (352-10)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$3,800,000.00

Status: Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

4548 West Pine Condominiums (352-5)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): West Pine Court, LLC

Senate District: 4

House District: 64

Original Date Plan/Project Approved:

12/22/1997

Plan Description:

Demolition of long unoccupied high rise nursing home and construction of fifteen townhouses for sale. The neighborhood got rid of an eyesore and traded it for an attractive residential complex with homes that sold for \$250,000 - \$420,000.

Plan/Project Fully Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

City of St. Louis
4548 West Pine Condominiums (352-5)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$3,500,000.00

Status: Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

920 Olive/1000 Locust (352-24)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): 920/1000, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

12/21/2002

Plan Description:

RPAI adapt two multi-level historic masonry structures for 44 apartments plus ground floor apartments and parking. RPAII will be a new mixed use building to be constructed on a parking lot site. Increase the number of people living downtown and saving two significant structures.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 49

Actual to Date:

Number of Retained Jobs:

Projected: 0

Actual to Date:

City of St. Louis
920 Olive/1000 Locust (352-24)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$18,277,761.00

Status: Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Argyle Redevelopment Plan (352-7)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): Treasurer, City of St. Louis

Senate District: 4

House District: 64

Original Date Plan/Project Approved:

12/17/1998

Plan Description:

TIF is being used to back up bonds issued by the City Treasurer to build the Argyle parking garage to serve the surrounding commercial district, including the recently renovated and reopened Chase Park Plaza apartments and hotel. The availability of parking is expected also to help market other commercial buildings in the district, which have been unoccupied for a large period of time.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 25

Actual to Date: 30

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Louis
Argyle Redevelopment Plan (352-7)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$12,200,000.00

Status: Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Catlin Townhomes - N. Boyle and W. Pine Blvd (352-41)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 259-3424

Developer(s): Rothschild Winzerling, LLC

Senate District: 58

House District: 5

Original Date Plan/Project Approved:

3/30/2004

Plan Description:

Construct seven new attached townhouses on vacant land

Plan/Project Starting Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0

Actual to Date:

Number of Retained Jobs:

Projected: 0

Actual to Date:

City of St. Louis

Catlin Townhomes - N. Boyle and W. Pine Blvd (352-41)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$422,000.00

Anticipated TOTAL Project Costs: \$2,814,460.00

Status: Financing Method: TIF notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Chouteau/Compton Industrial Center (352-6)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): Chouteau Compton, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

2/23/1999

Plan Description:

A largely unoccupied industrial site has been cleaned up to provide for first class office/industrial/distribution/warehouse uses to serve the region from this central location. The \$14.5 million project will include approximately 275,000 sq ft of office/industrial space. Phase I, a 40,000 sq ft office building is completed.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Louis

Chouteau/Compton Industrial Center (352-6)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$14,500,000.00

Status: Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Convention Headquarters Hotel (352-03)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): HRI

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

2/13/1999

Plan Description:

Rehabilitate two historic hotel buildings, add a new hotel tower, ballrooms, retail and parking garage. Since 1992 the City has been without a Convention Headquarters Hotel. To be competitive with other cities, St. Louis not only needs its state of the art Convention Center but it also needs a 1000+ room adjacent to the Convention Center. Renaissance Suites (180 units) in the Lennox Hotel and the remainder of hotel including renovated Statler Hotel, new hotel tower, ballroom building and 800 space parking garage has opened.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 1000

Actual to Date: 600

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Louis
Convention Headquarters Hotel (352-03)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$276,000,000.00

Status: Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Ctr for Emerging Technologies/Dorris Wing Expansions

Contact Agency: SLDC
Contact Phone: (314) 622-3400
Developer(s): Dorris Building, LLC
Senate District: 5
House District: 64

Original Date Plan/Project Approved: 12/17/1999

Plan Description:

TIF 50,000 sq ft Dorris property was acquired on September 1, 2000 after a \$8 million renovation, the Dorris Building now provides expansion space for the Center's tenants and other start-up advanced technology companies. The public benefit is the \$8 million renovation of an historic building which is expected to create 140 new permanent jobs.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	140	Actual to Date:	125
------------	-----	-----------------	-----

Number of Retained Jobs:

Projected:	100	Actual to Date:	100
------------	-----	-----------------	-----

City of St. Louis

Ctr for Emerging Technologies/Dorris Wing Expansions

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$8,000,000.00

Status: Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Cupples Station (352-2)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): McCormack Baron and Associates

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

3/8/1991

Plan Description:

Phase I - 256 room Westin Hotel. Phase II - 750 space parking garage. Phase III - 190 apartments plus retail in two buildings of historic complex.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 3000

Actual to Date: 150

Number of Retained Jobs:

Projected: 0

Actual to Date:

City of St. Louis
Cupples Station (352-2)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$198,000,000.00

Status: Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Dr. Martin Luther King Plaza (352-18)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): Page Partners, LLC

Senate District: 5

House District: 60

Original Date Plan/Project Approved:

3/18/2002

Plan Description:

Project consists of approximately 40,000 - 43,000 sq ft of new retail space to be constructed at the intersection of Grand Boulevard, Martin Luther King and Page Boulevard. Project to be anchored by 13,000 sq ft Save-A-Lot grocery store. Project will also include several in-line retailers and one out-lot. The Strip Center is 100% leased. Out-lot; 4,000 sq ft building about to be constructed.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions. Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 100

Actual to Date: 60

Number of Retained Jobs:

Projected: 5

Actual to Date: 5

City of St. Louis
Dr. Martin Luther King Plaza (352-18)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Edison Brothers Warehouse (352-8)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 662-3400

Developer(s): Breckenridge Edison Development, LC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

2/23/1999

Plan Description:

Convert an unoccupied warehouse into a 300 room Sheraton Hotel with four levels of parking and recreational/meeting facilities. Though not part of the TIF a portion of the 900,000 sq ft building will also be used for 76 apartments. This project will provide great economic gain for the City and its downtown saving and reusing a prominent building.

Plan/Project Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 300

Actual to Date: 195

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Louis
Edison Brothers Warehouse (352-8)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$55,000,000.00

Status: Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Fashion Square Lofts - 1301 Washington Ave (352-37)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): Fashion Square, LLC

Senate District: 63

House District: 5

Original Date Plan/Project Approved:

7/23/2004

Plan Description:

Renovate existing eleven story structure for 122,400 sq ft of residential use (96 apartments) and approximately 48,600 sq ft of commercial and retail uses.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 30

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Louis
Fashion Square Lofts - 1301 Washington Ave (352-37)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$3,700,000.00

Anticipated TOTAL Project Costs: \$29,262,334.00

Status: Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Grace Lofts (352-28)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): McGowen Brothers Development Corporation, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

2/25/2003

Plan Description:

Adaptive reuse of eight story 60,000 sq ft building for 24 loft apartments plus 1st and 2nd floor commercial. Assures the future of historic building along Washington Avenue and increases the downtown population.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 48

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Louis
Grace Lofts (352-28)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$0.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$1,800,000.00

Anticipated TOTAL Project Costs: \$9,793,045.00

Status: Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Grand Center (352-20)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): Grand Center, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

2/25/2003

Plan Description:

A TIF district to engage some 20-30 interrelated arts, entertainment, commercial and residential projects.

The projects support the City's performing arts center connecting downtown with the central west end.

Plan/Project Starting Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 3900

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Louis
Grand Center (352-20)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$450,000,000.00

Status: Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Gravois Plaza (352-13)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 662-3400

Developer(s): Kimco Realty Corporation

Senate District: 5

House District: 67

Original Date Plan/Project Approved:

11/30/2001

Plan Description:

Demolition of existing Gravois Plaza. Reconstruct shopping mall, anchored by 125,000 square feet Shop 'n Save supermarket with adjacent retail shops. New mall replaces aging, outmoded shopping center suffering from excessive vacancies. New center will create jobs, increase real estate value, promote sales and other economic activity taxes, and help to stabilize the neighborhood.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 120

Actual to Date: 90

Number of Retained Jobs:

Projected: 102

Actual to Date: 102

City of St. Louis
Gravois Plaza (352-13)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$18,200,000.00

Status: Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Hampton Inn @ the Highlands (352-38)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 259-3424

Developer(s): Hampton Hotel, LLC

Senate District: 64

House District: 4

Original Date Plan/Project Approved:

3/21/2004

Plan Description:

On vacant land construct a new 118 room hotel and restaurant.

Plan/Project Starting Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 50

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Louis
Hampton Inn @ the Highlands (352-38)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$2,400,000.00

Anticipated TOTAL Project Costs: \$14,036,000.00

Status: Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Lafayette Square Historic District (352-14)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): Near Southside Improvement Corporation

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

12/28/2001

Plan Description:

Implement Lafayette Square Neighborhood Plan by restoring vacant buildings and sites; improving access, circulation and parking; make basic improvements to the streets, sidewalks and parks; and improving neighborhood services and amenities.

Plan/Project Starting Up

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 350

Actual to Date: 110

Number of Retained Jobs:

Projected: 75

Actual to Date: 75

City of St. Louis
Lafayette Square Historic District (352-14)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Louderman Building (352-25)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s):

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

12/21/2002

Plan Description:

Adaptive reuse of multi-level office building for condo, 3 floors of office, ground floor retail plus parking. Saving a downtown landmark structure and adding to downtown population.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 137

Actual to Date: 12

Number of Retained Jobs:

Projected: 5

Actual to Date: 5

City of St. Louis
Louderman Building (352-25)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$2,400,000.00

Anticipated TOTAL Project Costs: \$15,121,265.00

Status: Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Old Post Office Building (352-15)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): Old Post Office Developers, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

7/23/2003

Plan Description:

Renovation of 5-level, 242,000 sq ft historic old post office to be acquired from GSA and developed for office and retail including Missouri Courts of Appeal and Webster University. To be complimented by new parking structure with 1050 spaces to be located across street to the west of project area.

Plan/Project Starting Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 300

Actual to Date:

Number of Retained Jobs:

Projected: 0

Actual to Date:

City of St. Louis
Old Post Office Building (352-15)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$34,950,000.00

Status: Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Paul Brown/Arcade (352-26)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): Pyramid Construction Co.

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

12/10/2002

Plan Description:

RPA1: Adaptive reuse of Paul Brown office building for 222 apartments, ground floor retail and parking.

RPA2: Adaptive reuse of Arcade/Wright office buildings with condominiums, office, retail and a possible hotel. Saving historic downtown structures, contributing to the overall rebirth of the Old Post Office district in the core area and increasing downtown residents.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 210

Actual to Date:

Number of Retained Jobs:

Projected: 0

Actual to Date: 5

City of St. Louis
Paul Brown/Arcade (352-26)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$143,138,400.00

Status: Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Printer's Lofts - 1601-27 Locust St (352-32)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): Printer's Lofts, LLC

Senate District: 63

House District: 5

Original Date Plan/Project Approved:

7/23/2004

Plan Description:

RPA1 - Renovate 2 existing structures for 17,500 sq ft ground floor commercial, 121,725 sq ft of residential (74 loft condominiums) plus parking. PRA2 - Construct mixed use building on remainder of site.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 5

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Louis
Printer's Lofts - 1601-27 Locust St (352-32)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$3,880,000.00

Anticipated TOTAL Project Costs: \$26,502,500.00

Status: Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Railway Lofts - 1619 Washington Ave (352-39)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): 1619 Washington, LLC

Senate District: 63

House District: 5

Original Date Plan/Project Approved:

3/10/2004

Plan Description:

Renovate existing 96,000 sq ft 9-story building for ground floor commercial and 41 residential condominiums.

Plan/Project Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 5

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Louis
Railway Lofts - 1619 Washington Ave (352-39)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$1,583,379.00

Anticipated TOTAL Project Costs: \$13,216,575.00

Status: Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Robert E. Lee Riverboat (St. Louis Mooring Sites) (352-9)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): Downtown St. Louis Investment Co., Inv.

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

2/23/1999

Plan Description:

St. Louis has lost a number of its floating riverboat attractions in the Central riverfront area. The Robert E. Lee restaurant boat has been closed and deteriorating for several years. A new owner is prepared to refurbish the facility and reopen it as a restaurant.

Plan/Project District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Louis
Robert E. Lee Riverboat (St. Louis Mooring Sites) (352-9)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of:

Payments in Lieu of Taxes:
Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:
Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$0.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Total Anticipated TIF Reimbursable Project	\$0.00

Anticipated TOTAL Project Costs: \$1,600,000.00

Status: Financing Method:
Original estimated number of years to retirement:
Current anticipated estimated number of years to retirement:

City of St. Louis

Scullin Redevelopment/St. Louis Market Place (352-1)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): Coast Commercial

Senate District: 4

House District: 54

Original Date Plan/Project Approved:

7/20/1990

Plan Description:

A \$43 million 461,000 sq ft "power center" retail facility plus four out parcels supported by 2,450 parking spaces. Site includes 52 acres. Public benefit was to demolish largely unused deteriorating Rolling Mill/Steel co and relocate railroad line to make site accessible.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 500

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Louis
Scullin Redevelopment/St. Louis Market Place (352-1)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$43,000,000.00

Status: Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Security Building (352-40)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): Security Building Partners, LLC

Senate District: 63

House District: 5

Original Date Plan/Project Approved:

3/10/2004

Plan Description:

Renovate existing 128,000 sq ft 11-story building built in 1891 for office and retail uses.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 200

Actual to Date:

Number of Retained Jobs:

Projected: 200

Actual to Date:

City of St. Louis
Security Building (352-40)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$3,000,000.00

Anticipated TOTAL Project Costs: \$13,201,397.00

Status: Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Shenandoah Place - 2303-11 Minnesota Ave (352-42)

Contact Agency: St. Louis Development Corporation
Contact Phone: (314) 622-3400
Developer(s): Minnesota Development Partners, LLC
Senate District: 59
House District: 5
Original Date Plan/Project Approved: 3/30/2004
Plan Description:
Renovate three four-family two story buildings into six for-sale condominiums.

Plan/Project Under Construction

Area Type: Bilght

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0

Actual to Date:

Number of Retained Jobs:

Projected: 0

Actual to Date:

City of St. Louis
Shenandoah Place - 2303-11 Minnesota Ave (352-42)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$231,540.00

Anticipated TOTAL Project Costs: \$1,549,416.00

Status: Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Soulard Market Apartments - 1535 S. 8th St (352-34)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): Carriage Apartments, LLC

Senate District: 63

House District: 5

Original Date Plan/Project Approved:

7/23/2004

Plan Description:

Renovation of the 5-story Welsch Baby Carriage Building for 127,032 lease able sq ft of residential (132 apartments) and 23,618 sq ft of commercial space plus residential parking.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 5

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Louis
Soulard Market Apartments - 1535 S. 8th St (352-34)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$4,400,000.00

Anticipated TOTAL Project Costs: \$29,226,315.00

Status: Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Southtown (352-31)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): Developer's Diversified Realty (DDR)

Senate District: 66

House District: 4

Original Date Plan/Project Approved:

7/23/2004

Plan Description:

Construct approximately 97,000 sq ft of one-story retail space including two retail strips and three out parcel developments.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 200

Actual to Date:

Number of Retained Jobs:

Projected: 30

Actual to Date:

City of St. Louis
Southtown (352-31)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,825,000.00

Property Acquisition and Relocation Costs: \$3,975,000.00

Project Implementation Costs: \$1,700,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$7,500,000.00

Anticipated TOTAL Project Costs: \$30,000,000.00

Status: Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Tech Electronics (352-17)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): Tech Electronics, Inc

Senate District: 4

House District: 64

Original Date Plan/Project Approved:

2/21/2002

Plan Description:

Project consists of constructing 7,000 sq ft one-story office building capable of being expanded to three stores. Project will allow Tech Electronics continued growth of its facilities and operation. The company will expand its current operation of 160 employees and \$25 million annual sales in St. Louis. New project will create approximately 45 permanent new full-time jobs with salaries ranging from \$55,000 to \$65,000 per year.

Plan/Project Fully Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions. Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	45	Actual to Date:	45
------------	----	-----------------	----

Number of Retained Jobs:

Projected:	160	Actual to Date:	160
------------	-----	-----------------	-----

City of St. Louis
Tech Electronics (352-17)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$4,500,000.00

Status: Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Terra Cotta Annex and Garage (352-29)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): 1501 Locust Partners, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

6/16/2003

Plan Description:

The developer has completed 100 Terra Cotta Loft Condos. This project rehabs the adjacent building for 75 additional condos. The construction of a parking garage to serve the 175 units has been completed. Provides parking for the Terra Cotta Lofts and also some public parking.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 58

Actual to Date:

Number of Retained Jobs:

Projected: 0

Actual to Date:

City of St. Louis
Terra Cotta Annex and Garage (352-29)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$3,500,000.00

Anticipated TOTAL Project Costs: \$24,398,026.00

Status: Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

The Clousters - 2500 S. 18th St (352-35)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): Restoration St. Louis, Inc.

Senate District: 63

House District: 5

Original Date Plan/Project Approved:

7/23/2004

Plan Description:

Renovation of a 27,000 sq ft building complex originally used as a religious clouster and more recently as a nursing home into 21 apartments plus on-site parking.

Plan/Project Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 1

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Louis
The Clousters - 2500 S. 18th St (352-35)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$510,000.00

Anticipated TOTAL Project Costs: \$3,800,000.00

Status: Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

The Georgian @ City Hospital - 1515 Lafayette Ave (352-36)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): City Hospital Development, LLC

Senate District: 63

House District: 5

Original Date Plan/Project Approved:

7/23/2004

Plan Description:

Renovate abandoned 5-story, 153,000 sq ft hospital build in 1912 for development of 101 residential condominiums (RPA1). Other buildings in the complex and vacant land around the main building will be developed for multi-use as future projects (RPA2 and PRA3).

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 0

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Louis

The Georgian @ City Hospital - 1515 Lafayette Ave (352-36)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$4,000,000.00

Anticipated TOTAL Project Costs: \$23,768,124.00

Status: Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Walter Knoll (352-27)

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): W.C. & D. Enterprises

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

12/21/2002

Plan Description:

Renovate and expand buildings to accommodate a relocated floral company for wholesale/retail business.

Florist Row is the center of wholesale florist industry in the city, but is in need of public infrastructure to keep updated.

Plan/Project Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 76

Actual to Date: 50

Number of Retained Jobs:

Projected: 0

Actual to Date:

City of St. Louis
Walter Knoll (352-27)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$1,000,000.00

Anticipated TOTAL Project Costs: \$3,013,650.00

Status: Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Louis

Windows Lofts - 1601 Washington Ave (352-33)

Contact Agency: St. Louis Development Corporation

Contact Phone: (315) 622-3400

Developer(s): 1601 Washington, LLC

Senate District: 63

House District: 5

Original Date Plan/Project Approved:

7/23/2004

Plan Description:

Renovate existing 120,000 sq ft building for 75,250 sq ft of commercial uses and 45,150 sq ft of residential lofts (33 condominiums).

Plan/Project Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 82

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Louis
Windows Lofts - 1601 Washington Ave (352-33)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$3,000,000.00

Anticipated TOTAL Project Costs: \$15,835,160.00

Status: Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

City of St. Peters

Old Town Levee Redevelopment Area

Contact Agency: City of St Peters

Contact Phone: (636) 477-6600

Developer(s):

Senate District: 23

House District: 17

Original Date Plan/Project Approved:

5/23/1996

Plan Description:

The plan permits the use of TIF funds to increase the flood protection to the 500 year level from 100 year protection to encourage redevelopment of tracts fronting on I-70 for retail commercial purposed, revitalization of Old Town St Peters and development of infrastructure for development of industrial sites north of the railroad.

Plan/Project Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:

Actual to Date: 47

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Peters

Old Town Levee Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,311,289.60 As of: 9/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$689,204.90 Amount on Hand: \$675,555.85

Economic Activity Taxes:

Total received since inception: \$955,927.13 Amount on Hand: \$635,733.75

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,130,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$200,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$8,330,000.00

Anticipated TOTAL Project Costs: \$236,100,000.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

City of St. Peters

St. Peters Centre Redevelopment Area

Contact Agency: City of St Peters
Contact Phone: (636) 477-6600
Developer(s): Costco Wholesale Corporation
Senate District: 23
House District: 17

Original Date Plan/Project Approved: 12/29/1992

Plan Description:

Redevelopment projects included a 124,000 sq ft recreation facility known as the Rec-Plex. Costco Corporation completed construction of a 146,000 sq ft retail facility. A retail power center, anchored by costco, of approximately 110,000 sq ft of additional high-end retail stores and restaurants is located on a site containing approximately 34 acres.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 300 Actual to Date: 1007

Number of Retained Jobs:

Projected: Actual to Date:

City of St. Peters
St. Peters Centre Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,495,542.18 As of: 9/30/2004

Payments in Lieu of Taxes:

 Total received since inception: \$7,010,022.62 Amount on Hand: \$619,128.97

Economic Activity Taxes:

 Total received since inception: \$7,401,182.53 Amount on Hand: \$876,413.21

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$1,974,642.00
Property Acquisition and Relocation Costs:	\$4,074.00
Project Implementation Costs:	\$117,284.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$2,096,000.00

Anticipated TOTAL Project Costs: \$36,771,000.00

Status: Financing Method: General Obligation Bonds, TIF Notes

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 8

City of St. Peters

St. Peters Route 370

Contact Agency: City of St Peters

Contact Phone: (636) 477-6600

Developer(s):

Senate District: 23

House District: 17

Original Date Plan/Project Approved:

12/16/1999

Plan Description:

The project is the creation of a new mixed-use development area that would include office/warehouse, manufacturing, office, dining/entertainment, hotel/conference, cultural and recreation uses. This Redevelopment area represents the last major opportunity for this type of development in the city. Therefore, this development is vital for the long term economic health and viability of St Peters. Jobs created will provide a stable job mix, important to the local regional job market.

Plan/Project Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of St. Peters
St. Peters Route 370

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$23,809.69 As of: 9/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$100,356.28 Amount on Hand: \$22,214.50

Economic Activity Taxes:

Total received since inception: \$37,522.73 Amount on Hand: \$1,595.19

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$0.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other: Property Assembly Costs/Relocation	\$70,000,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$70,000,000.00

Anticipated TOTAL Project Costs: \$131,092,500.00

Status: Financing Method: General Obligation Bonds, TIF Bond, Other Bond,
Other

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 19

City of Ste. Genevieve
Valle Springs TIF District

Contact Agency: City of Ste. Genevieve

Contact Phone: (573) 883-5400

Developer(s):

Senate District: 20

House District: 155

Original Date Plan/Project Approved:

12/22/1992

Plan Description:

The original TIF provided water, sewer and sidewalks to serve a developing industrial/commercial area.

The awarded plan provides for property assembly, water, sewer, storm drainage, site improvement and relocation assistance to redevelop a shopping center and an industrial/commercial park.

Plan/Project

Area Type:

But for Determination:

Number of New Jobs:

Projected: 120

Actual to Date: 406

Number of Retained Jobs:

Projected: 200

Actual to Date: 200

City of Ste. Genevieve
Valle Springs TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/20/2004

Payments in Lieu of Taxes:

Total received since inception: \$1,059,411.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,428,864.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,129,134.00

Property Acquisition and Relocation Costs: \$2,729,000.00

Project Implementation Costs: \$83,124.00

Other: Engineering \$308,742.00

Other: Legal \$150,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$7,400,000.00

Anticipated TOTAL Project Costs: \$14,534,009.00

Status: Financing Method:

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of Trenton

AMS Tax Increment Financing Plan

Contact Agency: City of Trenton
Contact Phone: (660) 359-4310
Developer(s): Trenton AMS LLC
Senate District: 12
House District: 3
Original Date Plan/Project Approved:
Plan Description:
See original plan

8/14/2003

Plan/Project Phase 1 is complete

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:

Actual to Date: 1

Number of Retained Jobs:

Projected:

Actual to Date:

City of Trenton

AMS Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,352.03 As of:

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,352.03 Amount on Hand: \$1,352.03

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: Rehab of existing building \$222,598.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$222,598.00

Anticipated TOTAL Project Costs: \$222,598.00

Status: Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of University City

Oliver Boulevard East Tax Increment Finance District

Contact Agency: City of University City

Contact Phone: (314) 862-6767

Developer(s): Schnucks Market, Inc.

Senate District: 13,24

House District: 72, 83, 84

Original Date Plan/Project Approved:

12/16/1996

Plan Description:

The public benefit is the replacement of existing inadequate infrastructure including water, sanitary and storm sewers; eliminate vacant and blighted structures replacing them with new revenue generating retail, service commercial and light industrial uses within the redevelopment area.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

City of University City
Oliver Boulevard East Tax Increment Finance District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$171,476.00 As of: 6/30/2004

Payments in Lieu of Taxes:

 Total received since inception: \$1,002,914.00 Amount on Hand: \$171,476.00

Economic Activity Taxes:

 Total received since inception: \$1,189,421.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$1,745,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$297,000.00
Other: TIF Plan	\$20,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$2,551,500.00

Anticipated TOTAL Project Costs: \$14,522,600.00

Status: Financing Method: pay-as-you-go, TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement: 10

City of Valley Park

Valley Park Levee & Infrastructure Project

Contact Agency: City of Valley Park

Contact Phone: (636) 530-1515

Developer(s):

Senate District: 7

House District: 93

Original Date Plan/Project Approved:

12/21/1988

Plan Description:

3.1 mile levee project design and engineered by the U.S. Army Corps of Engineers, TIF pays for the city's local share which includes providing all of the lands, easements and rights of way together with paying a cash contribution, all of which must come to 25% of the total costs estimated to be 49 million dollars in 2004.

Plan/Project Under Construction

Area Type: Blight, Conservation, Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 100

Actual to Date:

Number of Retained Jobs:

Projected: 900

Actual to Date:

City of Valley Park
Valley Park Levee & Infrastructure Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$8,485,504.00 Amount on Hand: \$845,939.00

Economic Activity Taxes:

Total received since inception: \$2,149,587.00 Amount on Hand: \$194,394.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:

Property Acquisition and Relocation Costs: \$9,849,000.00

Project Implementation Costs: \$0.00

Other: \$2,472,000.00

Other: recreation costs \$7,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$12,328,000.00

Status: Financing Method: pay-as-you-go, TIF Bond, loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

City of Wentzville

Edinger Road TIF Redevelopment

Contact Agency: Wentzville Economic Development Department

Contact Phone: (636) 327-5101

Developer(s):

Senate District: 2

House District: 13

Original Date Plan/Project Approved:

12/30/1998

Plan Description:

Building of the public infrastructure necessary to create sites for "industrial" activities and the phased acquisition of land. The provision of roadways, sanitary sewers and storm sewers and drainage ways adequately sized and constructed to handle the anticipated users.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 400

Actual to Date: 75

Number of Retained Jobs:

Projected: 50

Actual to Date: 25

City of Wentzville
Edinger Road TIF Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$536,355.88 As of: 9/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$248,208.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$536,355.88

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,269,895.00

Property Acquisition and Relocation Costs: \$260,105.00

Project Implementation Costs: \$105,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$1,635,000.00

Anticipated TOTAL Project Costs: \$1,685,000.00

Status: Financing Method: Other Bond

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 10

City of West Plains

S US Hwy 160 Corridor - Porter Wagoner Blvd Redevelopment

Contact Agency: City of West Plains

Contact Phone: (417) 256-7176

Developer(s):

Senate District: 29

House District: 151

Original Date Plan/Project Approved:

5/1/1994

Plan Description:

Phase 1 - Wal-Mart/install traffic light at busy intersection Phase II - Harlin Drive/widen and rebuilt street to accommodate increased traffic Phase III - Hoover Mall/street, utility, water, soil erosion improvements for commercial development Phase IV - Downtown/upgrade existing infrastructure and make some parking changes Phase V & VI - Southwest Mo State Univ/five parcels of land for classroom construction Phase VII - Stewart Mall/street, utility, water, soil erosion improvements for commercial development Phase VIII - Silvey Mall/street, utility, water, soil erosion improvements for commercial development

Plan/Project Fully-Operational, Under Construction

Area Type: Blight, Conservation, Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project. Local partnership required for state funding.

Number of New Jobs:

Projected: 701

Actual to Date: 201

Number of Retained Jobs:

Projected: 30

Actual to Date: 30

City of West Plains
S US Hwy 160 Corridor - Porter Wagoner Blvd Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$54,056.52 As of:

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$1,976,047.49 Amount on Hand: \$54,056.52

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$2,000,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$2,000,000.00

Anticipated TOTAL Project Costs: \$3,105,550.00

Status: Financing Method: pay-as-you-go, loan, other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

County of Cape Girardeau

Highway 177 TIF District

Contact Agency:

Contact Phone:

Developer(s): Nordenia U.S.A. Inc.

Senate District: 27

House District: 157, 158, 160

Original Date Plan/Project Approved:

6/14/1990

Plan Description:

To provide basic infrastructure to support 120,000 sq ft industrial plant and supply potable water

Plan/Project Fully Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 200

Actual to Date: 375

Number of Retained Jobs:

Projected:

Actual to Date:

County of Cape Girardeau
Highway 177 TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/1/2004

Payments in Lieu of Taxes:

Total received since inception: \$1,805,085.18 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,300,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project \$1,300,000.00

Anticipated TOTAL Project Costs: \$16,700,000.00

Status: Financing Method: TIF Notes, Loan

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 18

County of Madison

Redevelopment Plan for Highway 67/72 TIF District

Contact Agency: County Commission of Madison County

Contact Phone: (573) 783-2176

Developer(s):

Senate District: 27

House District: 156

Original Date Plan/Project Approved:

12/26/2001

Plan Description:

This TIF District was set up to assist in providing the infrastructure to a business park owned by the City of Fredericktown. TIF also was to assist in helping to locate the electrical coop that serves Madison County to an area outside of flood hazard areas. The remaining portion of the project is to facilitate the relocation of Highway 72 to an area north of the City of Fredericktown and to provide infrastructure at the four corners of the intersection of Highway 72 and 67. The public benefits are that the TIF District will provide developable property, owned by both public and private entities with the primary purpose of industrial and economic development. Highway 72 which is being relocated currently takes a circuitous route through downtown Fredericktown and poses a traffic hazard in the congested streets where large trucks now traverse. The relocation will provide a safer route for truck traffic and will also provide access to the City of Fredericktown's Business Park.

Plan/Project Starting Up, Seeking Developer, Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 500

Actual to Date: 60

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

County of Madison
Redevelopment Plan for Highway 67/72 TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2004

Payments in Lieu of Taxes:

Total received since inception: \$154,902.53 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,886.71 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$13,550,000.00
Property Acquisition and Relocation Costs:	\$100,000.00
Project Implementation Costs:	\$50,000.00
Other: Engineering	\$1,500,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$15,200,000.00

Status: Financing Method: pay-as-you-go, TIF Notes, TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

County of Scott

Scott County I-55 Redevelopment Plan

Contact Agency: Scott County Commission
Contact Phone: (573) 545-3549
Developer(s): Boyer Construction Company
Senate District: 27
House District: 160

Original Date Plan/Project Approved:

10/3/2002

Plan Description:

The purpose of this project is to rehabilitate the Sikeston Factory Mall, the county's largest sales tax generator, to attract new tenants, and to revitalize sales which have declined almost 40% in the seven years before the project began. Doing so creates new retail jobs in and around the mall, generates new sales tax dollars for city and county revenue needs and attracts new shoppers to the region.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	150	Actual to Date:	110
------------	-----	-----------------	-----

Number of Retained Jobs:

Projected:	150	Actual to Date:	150
------------	-----	-----------------	-----

County of Scott
Scott County I-55 Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,525.31 As of: 9/30/2004

Payments in Lieu of Taxes:

 Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

 Total recieved since inception: \$2,525.31 Amount on Hand: \$2,525.31

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$175,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other: Lease fees/Incent	\$108,143.65
Other: Architect/Legal fees	\$12,748.87
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$295,892.52

Anticipated TOTAL Project Costs: \$1,431,433.80

Status: Financing Method: TIF notes

Original estimated number of years to retirement: 14

Current anticipated estimated number of years to retirement: 16

Town of Carrollton

NE Hwy 65 & Municipal Drive Ph I & II Redevelopment Plan

Contact Agency: Town of Carrollton

Contact Phone: (660) 542-1414

Developer(s): TNT Investments, LLP & Agro International, LLC

Senate District: 12

House District: 7

Original Date Plan/Project Approved:

11/6/1997

Plan Description:

Phase I, Conoco completed. Phase II, Super 8 Motel completed, with the exception of the relocation of the Pizza Hut. Revenues from PILOTS and EATS are applied to pay off bonds.

Plan/Project Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date: 11

Town of Carrollton
NE Hwy 65 & Municipal Drive Ph I & II Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,603.38 As of:

Payments in Lieu of Taxes:
Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:
Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$0.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project \$0.00

Anticipated TOTAL Project Costs: \$0.00

Status: Financing Method: TIF Bond
Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 21